



Billington Road

Leighton Buzzard, LU7 4TH

Offers In Excess Of £280,000



2



1



1



D



QUARTERS

YOUR NEXT MOVE

Billington Road

Leighton Buzzard, LU7 4TH

We are delighted to offer for sale this well presented two bedroom period home, conveniently situated within walking distance of Leighton Buzzard high street and offering a particularly appealing combination of character and contemporary accommodation. The property features a lounge, spacious fitted kitchen/breakfast room, two bedrooms and a modern first floor bathroom, while outside is an established enclosed rear garden with paved seating area. Viewing is highly recommended.

Location:

Billington Road is conveniently positioned for access to Leighton Buzzard town centre, with its excellent range of shops, cafés, restaurants and everyday amenities. Leighton Buzzard mainline railway station provides direct services to London Euston, making the town particularly popular with commuters, while the surrounding road network provides convenient access towards the A5, M1 and neighbouring towns. There are a variety of schools and leisure facilities within the wider area, together with numerous parks, open spaces and countryside walks.

Ground Floor:

The property is entered directly into a well proportioned lounge, extending across the width of the house and providing an excellent main reception space. A front-facing bay window introduces plenty of natural light, while the room offers ample space for both seating and additional furniture. A fireplace provides a natural focal point. A door leads through to the kitchen, where a staircase rises to the first floor. Beyond the lounge is the spacious kitchen/breakfast room, which has been fitted with a range of light-coloured wall and base level units complemented by timber-effect work surfaces. The kitchen provides generous preparation and storage space together with an inset sink and integrated cooking appliances. A peninsula-style breakfast bar provides useful additional worktop space and informal seating, while there is further room for appliances. A window overlooking the rear garden provides good natural light and a door gives direct access outside, making the kitchen particularly practical for everyday living and entertaining.



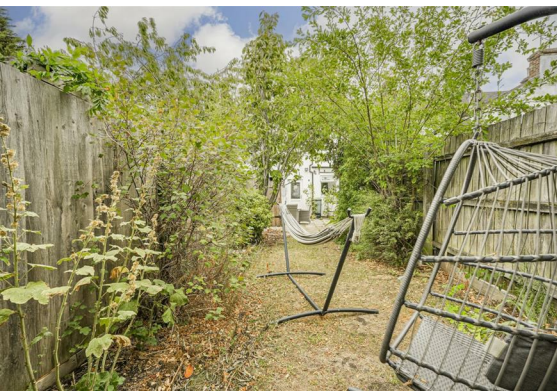


First Floor:

The first floor landing provides access to both bedrooms and the family bathroom. The master bedroom is a good-sized double room positioned to the front of the property, with space for a double bed and a range of freestanding bedroom furniture. The second bedroom is positioned towards the rear and provides a versatile additional room, suitable as a child's bedroom, guest room or dedicated home office. Completing the first floor accommodation is the family bathroom, fitted with a white suite comprising a panelled bath, shower cubicle, wash hand basin and WC, complemented by tiled surrounds.

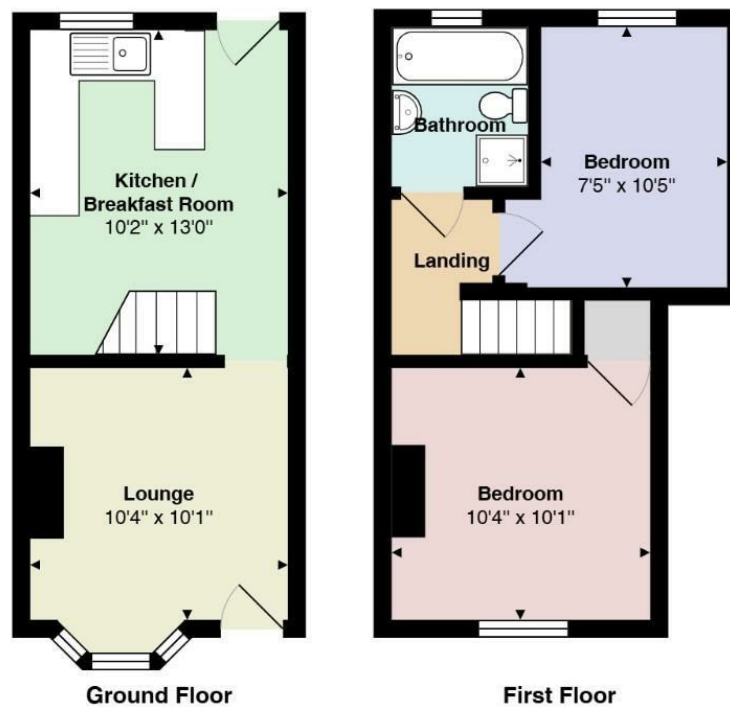
Outside:

To the rear is an established garden providing a welcome outdoor space within easy reach of the town centre. Immediately adjoining the property is a paved patio area providing space for garden furniture and outdoor entertaining. The garden continues beyond with mature planting and established greenery creating an attractive, private feel, with a further area towards the rear providing additional recreational space.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 528 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk