



Connells

Grange Close
Leighton Buzzard

Grange Close Leighton Buzzard LU7 2PP

for sale
£350,000



Property Description

Located in the highly desirable Linslade area of Leighton Buzzard, this three-bedroom mid-terrace home offers well-balanced accommodation and excellent convenience for family living. One of the property's most notable features is its enviable position just moments from Leighton Buzzard's mainline train station, providing superb commuter links into London and beyond, whilst also being close to local schools, shops, parks, and other everyday amenities.

Inside, the home benefits from separate living, dining, and kitchen areas, creating versatile spaces for relaxing, entertaining, and day-to-day family life. A downstairs cloakroom provides additional convenience, while upstairs there are three well-proportioned bedrooms served by a family bathroom. The bathroom has been recently refitted, offering a stylish and modern space ready to be enjoyed by the next owners.

Outside, the property features attractive front and rear private enclosed gardens, providing an ideal outdoor space for families, entertaining, and relaxation. A driveway and attached garage provide valuable off-road parking and useful storage.

The property has been well maintained throughout and offers excellent potential for buyers looking to personalise a home to their own taste, with scope to extend subject to the necessary planning permissions.

A fantastic opportunity to acquire a home in a highly sought-after residential location with excellent transport links and strong local amenities.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Front door, window to front aspect, radiator.

Cloakroom

Window to side aspect, WC, vanity wash hand basin, radiator.

Living Room

Window to front aspect, feature fire place, television point, telephone point, radiator.

Dining Room

Window to rear aspect, door to lobby area, wall mounted boiler, radiator, stairs to first floor landing,

Lobby Area

Door to rear garden, window to side aspect, door to garage.

Kitchen

Fitted kitchen with wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas cooker point with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, understairs storage cupboard.

First Floor Landing

Stairs from dining room, storage cupboard, loft access.

Bedroom One

Window to front aspect, radiator.

Bedroom Two

Window to rear aspect, built in wardrobe, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

Outside

Front Garden

Pathway to front door, laid lawn area,

shrubberies.

Rear Garden

Patio area, laid lawn area, shed, garage access, off-street parking.

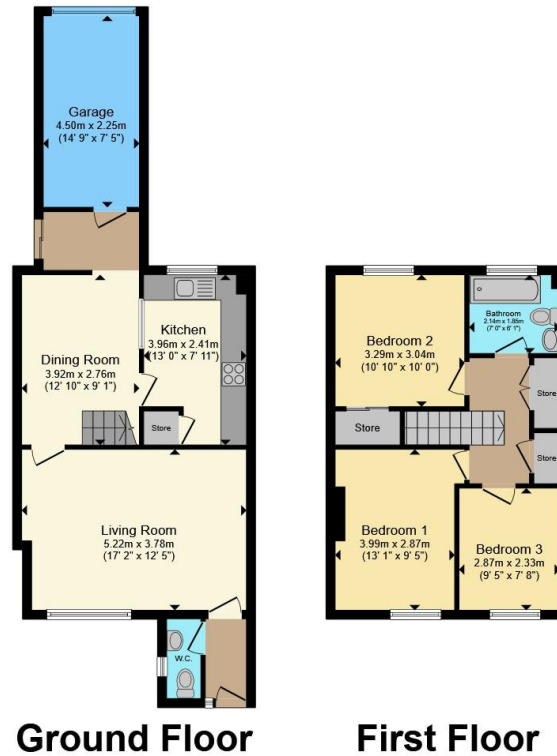
Garage

Up and over door, window to side aspect, door to lobby area.









Total floor area 100.3 m² (1,079 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311761



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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