



**Connells**

Wheatfield Close  
LEIGHTON BUZZARD

# Wheatfield Close LEIGHTON BUZZARD LU7 3YF

for sale offers in excess of  
**£310,000**



## Property Description

A spacious and well-arranged three-bedroom mid-terraced town house, offering versatile accommodation across three floors.

The property features a bright lounge, modern kitchen, and three generous bedrooms, providing excellent space for families or those needing a home office.

Externally, the home benefits from a private rear garden, ideal for relaxing or entertaining, along with off-street parking to the front.

A garage offers additional secure parking or valuable storage.

Perfect for buyers seeking a practical home with great living space and convenient parking.

## Entrance Hall

UPVC front door. 2 Radiators. Laminate flooring.

## Cloakroom

Double glazed window. Wash hand basin. WC. Radiator. Shower cubicle. Partly tiled walls. Vinyl flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. 2 radiators. Breakfast bar. Integrated oven. Integrated microwave, 1.5 bowl sink and drainer. Induction hob. Plumbing for dishwasher. Space for fridge freezer. Laminate flooring.

## First Floor Landing

Radiator. Storage. Carpeted flooring.

## Lounge

Double glazed window. 2 radiators. Carpeted flooring.

## Bedroom Three

Double glazed window, Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Wash hand basin in vanity unit. WC. Bath with shower over. Shaver point. Radiator. Vinyl flooring.

## Second Floor Landing

Storage. Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Storage. Carpeted flooring.

## Bedroom Two

Double glazed window. Storage. radiator. Carpeted flooring.

## Outside

### Front Garden

Block paved driveway with access to garage. Pathway to front door.

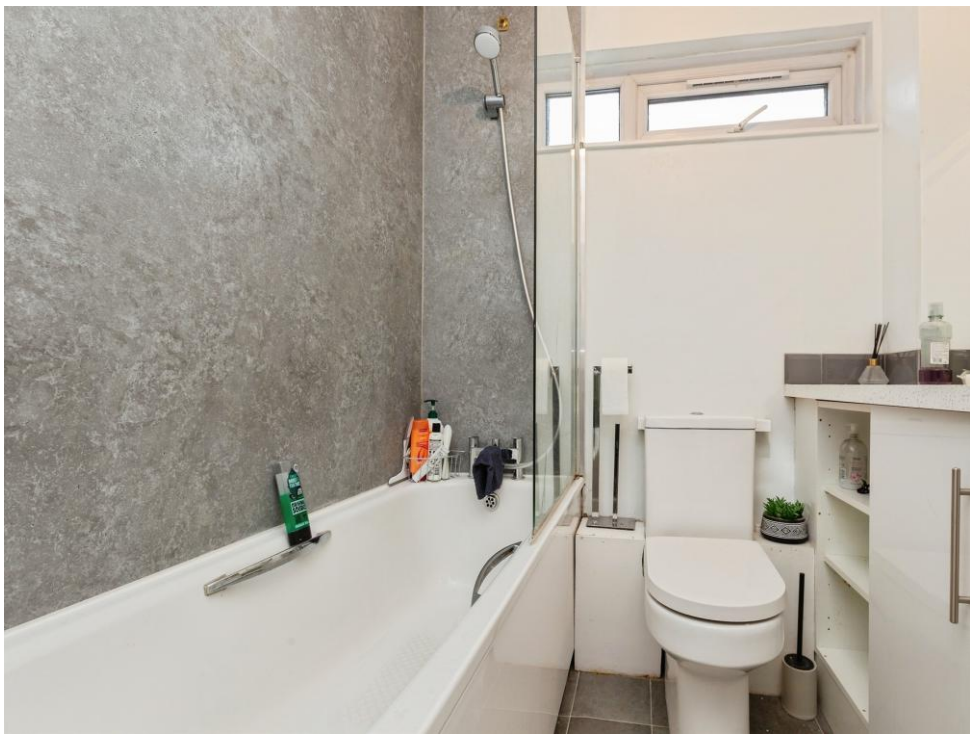
### Rear Garden

Artificial Grass. Shed. Mature shrubs and bushes. Rear access. Brick wall and wooden fencing to borders.

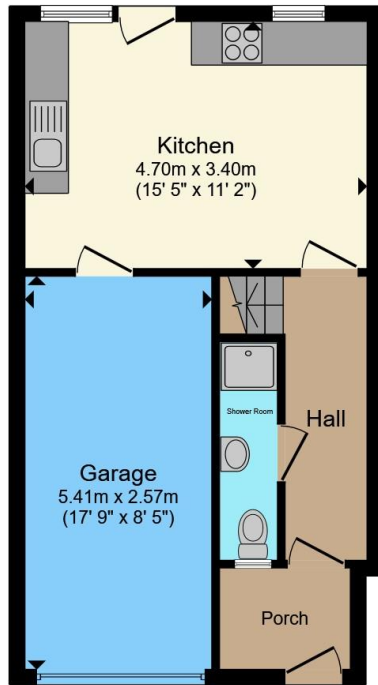
## Garage

Up & over door. Plumbing for washing machine.

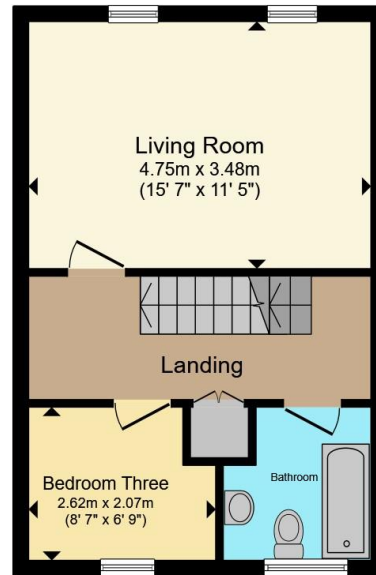




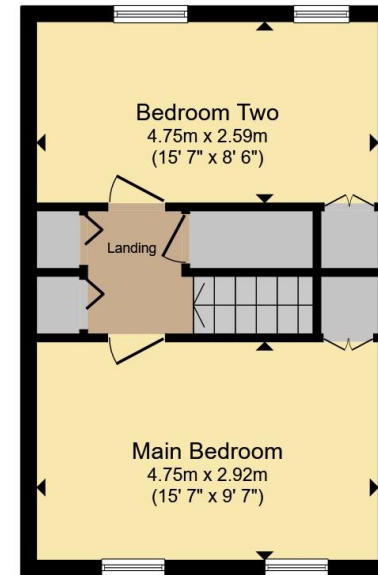




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 111.2 m<sup>2</sup> (1,197 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](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311574](http://connells.co.uk/Property/LBC311574)**



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