



28 Whinchat Gardens

Leighton Buzzard, LU7 4DJ



Olivia Steele

Partnered With

Simpsons

Property Experts

Imagine starting every day with uninterrupted views across the beautiful Astral Lake. Perfectly positioned on this sought-after modern development, this outstanding five-bedroom home offers an enviable setting, generous living space and show home presentation throughout.

Step inside and you'll discover a bright and welcoming entrance hall leading to an impressive lounge diner, a stylish kitchen breakfast room, separate utility, study and cloakroom. Thoughtfully designed for modern family living, every room is finished to an exceptional standard, allowing you to move straight in and enjoy.

Arranged over three spacious floors, the home boasts five well-proportioned bedrooms and four bath/shower rooms, including two luxurious en suites, providing plenty of space for growing families or visiting guests.

Outside, the private, low-maintenance rear garden offers the perfect place to relax, while ample off-road parking and a garage with an electric roller door provide excellent practicality. But it's the breathtaking lakeside outlook that truly sets this home apart, creating a peaceful backdrop that's hard to find and even harder to leave.

Homes in a position like this rarely become available. Early viewing is highly recommended.

Offers over £525,000



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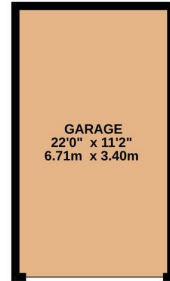
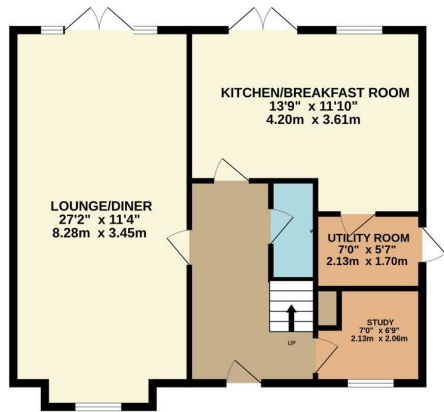
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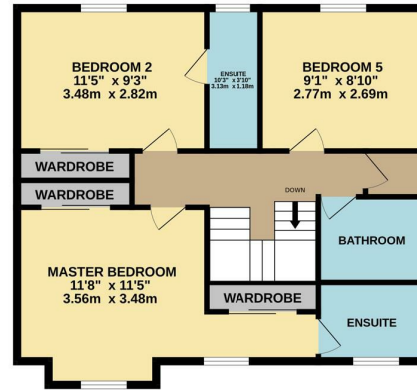
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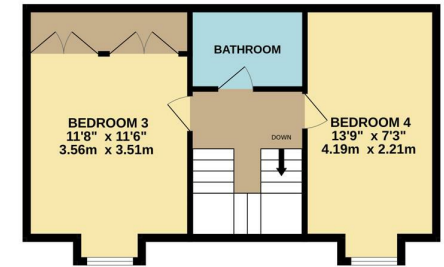
GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



2ND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.5 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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