



HUNTERS[®]
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70 Grange Close, Leighton Buzzard, LU7 2PP

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Guide Price £350,000

- HIGHLY SOUGHT-AFTER LIN SLADE LOCATION
- GENEROUS LOUNGE WITH SEPARATE DINING ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- ATTRACTIVE REAR GARDEN WITH LAWN AND PATIO SEATING AREA
- BEAUTIFULLY PRESENTED THREE-BEDROOM FAMILY HOME
- WELL-APPOINTED KITCHEN WITH PRACTICAL LAYOUT
- FAMILY BATHROOM AND GROUND-FLOOR CLOAKROOM
- EXCELLENT ACCESS TO LEIGHTON BUZZARD STATION AND LOCAL AMENITIES
- INTERACTIVE VIRTUAL TOUR

Situated within the ever-popular Linslade area of Leighton Buzzard, this well-presented three-bedroom family home offers generous and well-balanced accommodation, together with a private rear garden, garage and driveway parking.

The property is approached via a front garden, with the entrance opening into a useful porch area and ground-floor cloakroom before continuing into the main accommodation.

The spacious lounge provides an excellent main reception room with plenty of space for comfortable seating and family living. From here, the accommodation flows through to the separate dining room, a generous and versatile space ideal for everyday dining and entertaining, with access towards the rear garden.

The adjoining kitchen is fitted with a range of floor and wall-mounted units with complementary work surfaces and space for appliances, offering a practical and well-planned cooking environment.

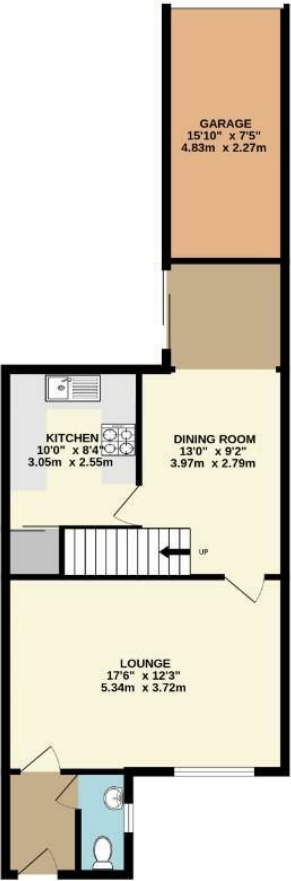
Stairs rise to the first-floor landing, which provides access to three well-proportioned bedrooms. The principal bedroom and second bedroom are both comfortable doubles, while the third bedroom provides an ideal children's room, guest bedroom or home office. Completing the first floor is the family bathroom.

Outside, the rear garden is predominantly laid to lawn, providing an excellent space for children, pets and outdoor enjoyment. A paved patio seating area creates the perfect setting for summer dining and entertaining, while access leads conveniently through to the garage and driveway parking.

The garage provides useful parking, storage or workshop space and further enhances the practicality of the home. Linslade remains one of Leighton Buzzard's most sought-after residential areas, particularly popular with families and commuters due to its established surroundings, schooling and excellent transport connections. Leighton Buzzard railway station is conveniently positioned for direct services into London Euston, while the town centre offers a wide selection of shops, cafés, restaurants and leisure facilities.

Offering a well-presented interior, three bedrooms, private garden, garage and driveway parking, this attractive home represents an excellent opportunity in a highly desirable Linslade location. Viewing is highly recommended.

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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