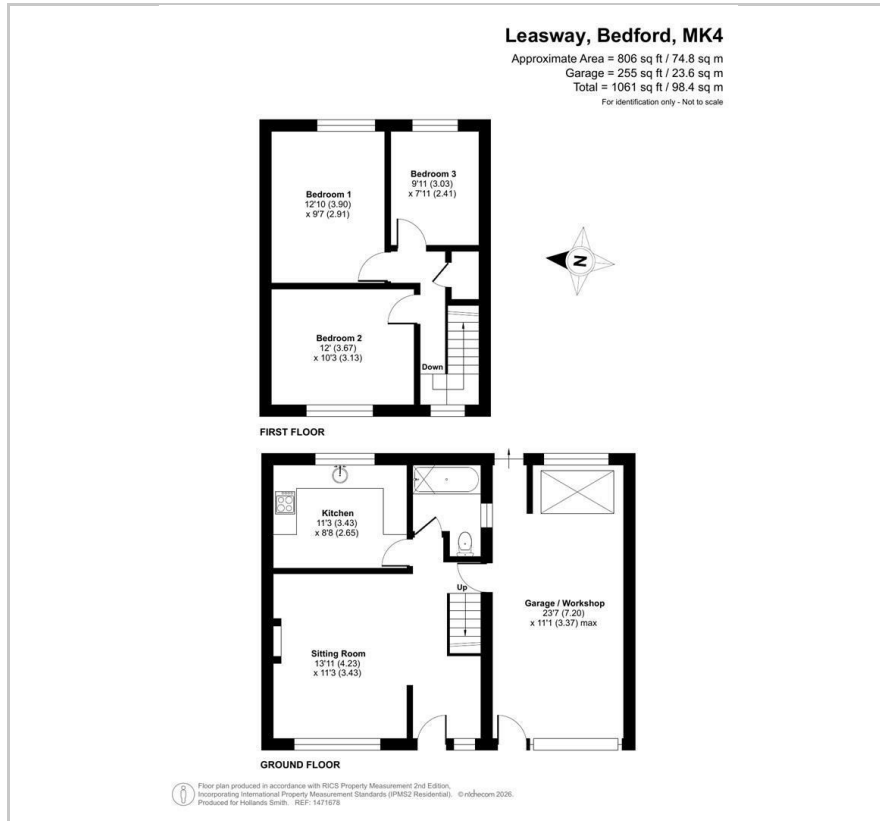




**13 Leasway**  
Bedford, MK41 9DG  
**£360,000**



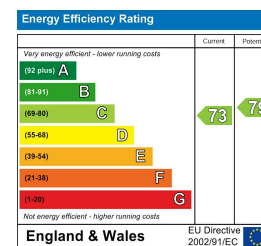
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Recently Improved Established Semi
- Three Bedrooms
- Open Plan Living Room
- Refitted Kitchen, Newly Refurbished Bathroom
- Gas Radiator Heating
- Large Garage
- Enclosed Rear Garden, Wide Patio
- Off Road Parking
- Popular Residential Location



Improved and updated by the present owner, this established semi detached home occupies a highly popular residential location, close to parks and amenities. The kitchen has been refitted with integrated appliances and there is a newly refurbished bathroom. There are three bedrooms (all of which can accommodate a double bed) and a generous sized, attached garage with off road parking to the front. The enclosed rear garden features a patio which extends across the full width of the property. Leasway lies just over a mile to the north of the town centre in an area which is well served by local shops and schools for all ages.

Council Tax Band: C EPC Rating: C

The home features large windows which bring much natural light into the space. The living room and hallway have been combined which creates an open plan, airy feel to the ground floor. The recently refitted kitchen features an integrated oven, ceramic hob, extractor hood and dishwasher. There is gas radiator heating (boiler replaced in 2021) and the windows to the front elevation are uPVC double glazed. The bathroom is nearly new having been refurbished just a few months ago. There is an external car charging point.



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