



Gemini Close

Leighton Buzzard, LU7 3UE

Price £375,000



4



1



2



C



QUARTERS

YOUR NEXT MOVE



## Gemini Close

Leighton Buzzard, LU7 3UE

Quarters are delighted to offer for sale this extended four bedroom semi detached family home located in this tucked away position on the popular Planets development. The property is presented to the market in need of some modernisation, with accommodation comprising; Entrance hallway, cloakroom, lounge, dining room, kitchen, conservatory, four bedrooms and a family bathroom. Additional benefits include double glazing (where stated), garden, garage and driveway parking. Viewing is highly recommended.

### Location:

Gemini Close is a quiet cul-de-sac in the heart of the Planets area of Leighton Buzzard, which is a long-standing popular area with a variety of family homes, green spaces, popular schooling and local amenities. The historic market town centre is within walking distance with a range of shops and restaurants among it's many attractions. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little at 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.







### Ground Floor:

Upon entering this family home, the entrance hallway provides access to the cloakroom/WC and lounge. The front aspect lounge is generously proportioned, offering a comfortable and versatile living space with ample room for a variety of furniture arrangements. A large window floods the room with natural light. The lounge opens to the dining room, which provides an ideal setting for family meals and entertaining guests. Off the dining room is a study area with direct access to the rear garden as well as the garage. The kitchen is fitted with a range of wall and base level units, complemented by rolled edge work surfaces, and there are spaces for a range of appliances. A generous conservatory sits to the rear of the property, perfectly situated to enjoy views of the rear garden.

### First Floor:

The first floor boasts four well-proportioned bedrooms, providing ample space for a growing family. The landing receives natural light via a side aspect window and there is also access to the loft as well as an airing cupboard. Each of the bedrooms provides ample space for a variety of furniture, with the fourth bedroom also inclusive of a built-in wardrobe. The family bathroom is fitted with a three-piece suite comprising a panel bath, low level WC, and wash hand basin.

### Outside:

To the front of the property, a lawned garden and a driveway provide off-road parking and access to the single garage, ensuring ample space for vehicles and storage. The rear garden is a private and enclosed space, laid mainly to lawn with a paved patio area, ideal for outdoor seating and entertaining. The rear section of the garden is currently used as a home for large fish ponds,



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1172 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)