



Barton Grove  
Leighton Buzzard, LU7 4EF

Price Guide £415,000



QUARTERS  
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# Barton Grove

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We are delighted to offer for sale this beautifully presented - former show home- three bedroom family home, situated within the highly regarded Barton Grove development. Offering well balanced accommodation throughout and enhanced by a superbly adapted garage space ideal for entertaining, this property represents a fantastic opportunity for buyers seeking both practicality and lifestyle appeal. Viewing is highly recommended.

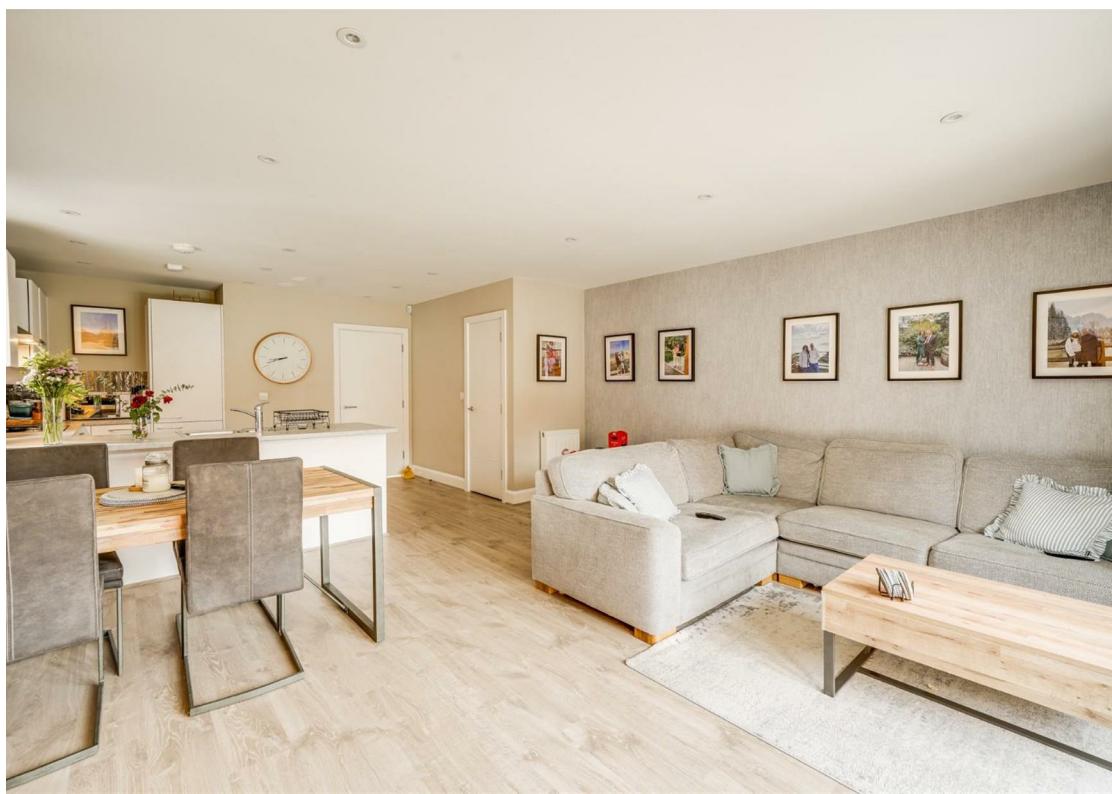
## Location:

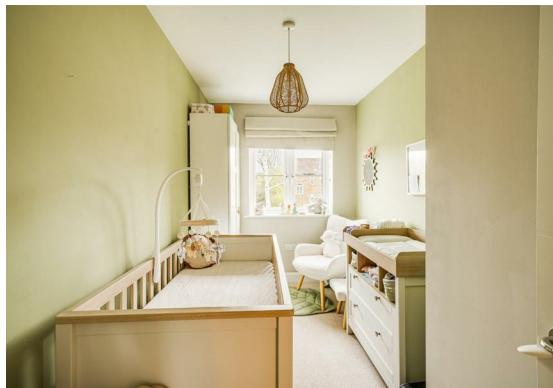
Barton Grove is situated in the heart of the modern Rutherford Fields development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to local play areas and walking distance to nearby Astral Park and Astral Lake as well as a wealth of countryside. It 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 as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

The property is entered via a welcoming entrance hall with stairs rising to the first floor and doors leading to the principal ground floor rooms. The lounge is bright and comfortably proportioned, offering ample space for a range of furniture and providing an inviting setting for both relaxing and entertaining.

To the rear of the property sits the kitchen/dining room, forming the social heart of the home. Fitted with a range of modern wall and base level units along with integrated appliances and generous work surface space, the kitchen flows naturally into a dining area with room for a family-sized table. Doors open directly onto the rear garden, creating a seamless indoor-outdoor connection during the warmer months. A cloakroom/WC completes the ground floor accommodation.





#### First Floor:

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room, tastefully presented and offering comfortable space for wardrobes and additional furnishings. Bedroom two is another good sized double, while bedroom three provides flexibility as a child's bedroom, nursery or home office. The family bathroom is fitted with a contemporary suite comprising panel bath with shower over, wash hand basin and low level WC, finished in a clean and modern style.

#### Outside:

To the rear is a fully enclosed garden, thoughtfully arranged to provide a pleasant space for outdoor dining and relaxation. A particular feature of this property is the garage, which is set back from the house and approached via a double length driveway providing off street parking for multiple vehicles. The garage itself has been cleverly portioned to create a practical storage area to the front, while the rear has been transformed into a bar and entertaining space - an excellent addition for hosting friends and family or creating a dedicated hobby or leisure area. This can be restored for use as a garage, if required.

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: 1298 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.