



Connells

Wyngates
Leighton Buzzard



Property Description

Originally a three-bedroom property, this well-maintained home has been thoughtfully reconfigured to create two spacious double bedrooms, offering generous proportions and modern comfort throughout.

Located within easy reach of the train station and excellent local schooling, the property enjoys a convenient setting for all the family.

The accommodation features a refitted kitchen with contemporary fittings and appliances, and a modern shower room. A light-filled conservatory provides an ideal space for dining or relaxing while overlooking the rear garden.

Further benefits include driveway parking, oak internal doors, and window shutters to selected rooms, adding a touch of style and warmth.

This property is an ideal choice for professionals, downsizers, or small families seeking quality and location.

Entrance Porch

Door to front aspect. Door into lounge.

Lounge

16' 6" x 13' 3" (5.03m x 4.04m)

Window to front aspect with shutters. Built in media unit. Radiator. Wooden flooring.

Kitchen

6' x 9' 5" (1.83m x 2.87m)

Window to rear aspect. Fitted kitchen with wall and base units. Plumbing for slimline dishwasher. Plumbing for washing machine, Stainless steel sink and drainer. Boiler. Induction hob with cooker hood over. Integrated eye level oven & Grill. Integrated microwave. Integrated fridge.

Inner Lobby

Stairs rising to first floor. Under stairs cupboard. Door to conservatory. Radiator. Wooden flooring.

Conservatory

17' 3" x 11' 8" (5.26m x 3.56m)

Brick base. Windows to rear & sides. Radiator. Wooden flooring. Doors to garden.

First Floor Landing

Window to rear aspect. Carpeted flooring. Stairs rising to second floor.

Bedroom One

13' 3" x 16' 7" (4.04m x 5.05m)

2 windows to front aspect. 2 radiators. Built in bedroom furniture. Wooden flooring.

Shower Room

Window to rear aspect. Double shower cubicle. Wash hand basin in vanity unit. Heated towel rail radiator. WC. Tiled walls. Tiled flooring.

Second Floor Landing

Bay window to rear aspect. Door to bedroom. Carpeted flooring.

Bedroom Two

11' 7" max x 13' minus window recess (3.53m max x 3.96m minus window recess)

Irregular shaped room. Window to front aspect. 2 radiators. Eaves storage. Wooden flooring.

Outside

Front Garden

Block paved driveway.

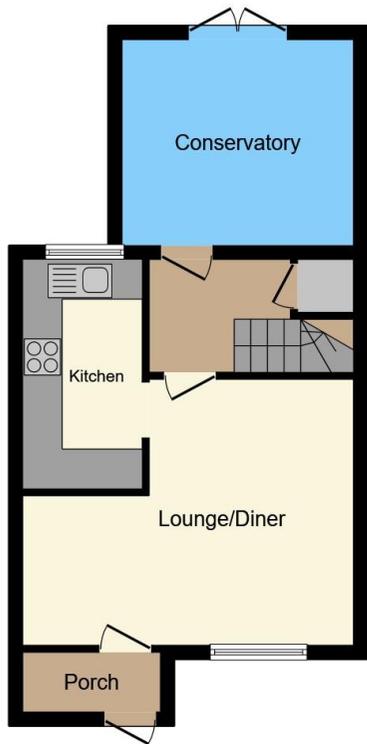
Rear Garden

Decking. Steps up to decking with summer house (has power & light). Large shed with power.

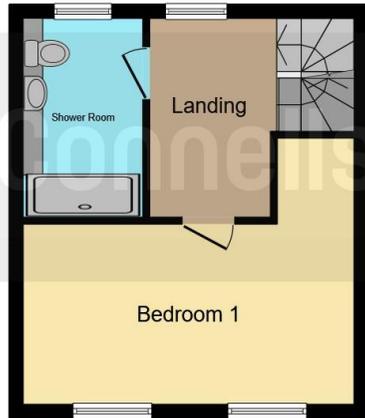
Parking

2 spaces to front.





Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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