

Property details approval form

11 Franklin Fields, Leighton Buzzard, Bedfordshire, England, LU7 3SN

Date: 26 February 2026

Property Ref and Version: LBC311550 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£129,200

Tenure: Leasehold

○ Key Features

- > Energy Rating: B
- > Two Bedrooms semi-detached Property
- > 38% Shared Ownership
- > Fully Integrated Kitchen
- > Downstairs Cloakroom
- > Private Rear Garden with Shed
- > Two Allocated Parking Spaces
- > Electric Vehicle Charging Point and Solar panels
- > Popular New-Build Development

○ Short Description

Modern two-bedroom semi-detached home available on a 38% shared ownership basis, situated within a popular new-build development in Leighton Buzzard. Benefiting from solar panels, an electric vehicle charging point, two allocated parking spaces and downstairs cloakroom.

○ Long Description

Located within a sought-after new-build development in Leighton Buzzard, this beautifully presented two-bedroom semi detached property offers a fantastic opportunity to step onto the property ladder with a 38% shared ownership purchase.

The home is thoughtfully designed for modern living, featuring a welcoming entrance hallway leading to a bright and comfortable living area - ideal for both relaxing and entertaining. The fully integrated kitchen is finished to a high standard and includes built-in appliances, providing style and practicality. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned bedrooms, suitable for a growing family, professional couple or home office space, alongside a modern family bathroom fitted with quality fixtures and fittings.

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Externally, the private rear garden provides a pleasant outdoor space for entertaining or unwinding, with the added benefit of a storage shed. To the front of the property are two allocated parking spaces, as well as an electric vehicle charging point. Solar panels further enhance the property's energy efficiency, helping to reduce running costs and environmental impact.

Positioned within a growing and popular residential area, the property is ideally placed for local amenities, schooling and transport links, making it an excellent choice for first-time buyers or those looking for an affordable, energy-efficient home in a thriving community.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Stairs rising to first floor. Radiator. Storage. Carpeted flooring.

Cloakroom

Hand wash basin. WC. Radiator. Extractor fan. Vinyl flooring.

Lounge

Double glazed window. Door to garden. Radiator. Carpeted flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. 1 1/2 bowl stainless steel sink and drainer. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Integrated electric oven. Integrated gas hob with cookerhood over. Radiator. Vinyl flooring.

Landing

Radiator. Carpeted flooring.

Bedroom One

2 double glazed windows. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Wash hand basin. WC. Extractor fan. Tiled walls. Vinyl flooring.

Outside

Front Garden

Paving to front door. EV point. Allocated parking to front.

Rear Garden

Laid to lawn. Patio area. Wooden shed. Side gate. Wooden panelled fencing to borders.

Parking

2 allocated spaces.

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○ Property Images



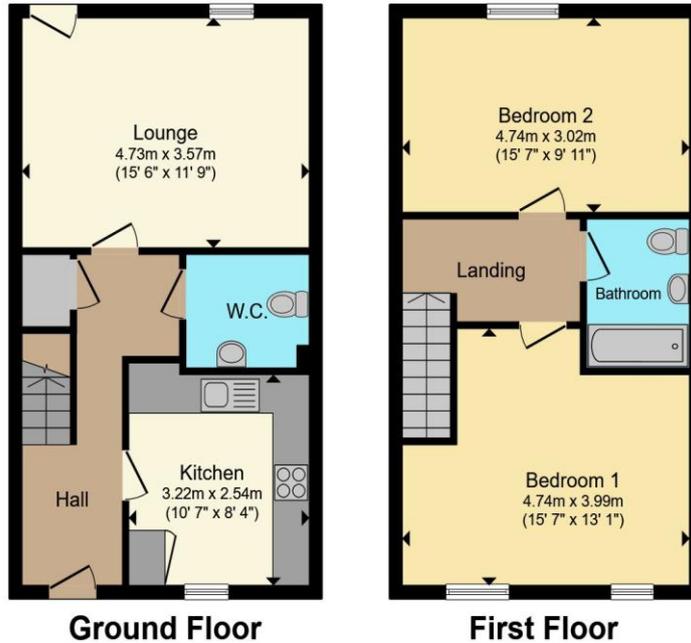
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○ Floor Plan



Total floor area 83.5 m² (899 sq.ft.) approx

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.propertybox.io



○ Approval

Signature

Date

	Signature	Date
Georgios Havvas		
Mr J. Blethyn		