

Mendel Row

Leighton Buzzard, LU7 3RX

Guide Price £375,000

3 | 2 | 1 | B

QUARTERS
YOUR NEXT MOVE

Mendel Row

Leighton Buzzard, LU7 3RX

We are delighted to offer for sale this three bedroom semi- detached family home built in 2022 located on this popular modern development of Clipstone Park. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, kitchen/dining room, lounge, cloakroom/WC, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, generous private south facing rear garden and driveway parking for multiple cars. Viewing is highly recommended.

Location:
Clipstone Park is a popular and well-connected development, ideally positioned for access to local amenities, schooling and transport links. Highly regarded schools like Vandyke Upper School are within walking distance, while Leighton Buzzard town centre and mainline railway station offer direct services into London Euston. Nearby amenities include Waitrose, Tesco and Morrisons, along with a selection of cafes, restaurants and public houses, all contributing to the strong community feel of the area.

























Ground Floor:

Upon entering, the property welcomes you into a welcoming hallway with doors to the lounge and first floor via the stairs. A well-proportioned front-facing lounge, provides a comfortable and inviting space for relaxing and entertaining. Conveniently positioned behind the lounge is a central downstairs WC, adding practicality and ease to the ground-floor accommodation. Through to the inner hallway is a roomy storage cupboard which is perfect for coats and shoes. There is a cloakroom/ WC which comprises of a low level WC and vanity hand wash basin.To the rear of the home is an impressive kitchen/diner, creating a wonderful heart to the property. Designed as a sociable space, it provides an ideal setting for family dining, entertaining guests and everyday living, with access towards the outside.

First Floor:

Upstairs, there are three well-proportioned bedrooms, including a master bedroom benefiting from a private en-suite shower room. Two further bedrooms overlook the rear garden and have flexibility to be a bedroom or office if required. A stylish family bathroom serves the remaining bedrooms and comprises of a low level wc, vanity hand wash basin and panel bath.

Outside:

Externally, the property benefits from driveway parking to the side, providing convenient off-road parking. A paved pathway leads to the property, creating an attractive and practical approach to the front of the home.

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: 821 ft²

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 www.quarterslb.co.uk