Connells

Omega Court
Leighton Buzzard

Omega Court
Leighton Buzzard LU7 3XR

for sale offers in excess of
£410,000

Property Description

Situated within a sought-after and convenient location, this well-presented home offers spacious and versatile accommodation ideal for a range of buyers. The property has been lovingly maintained and thoughtfully improved and extended by the current owners, creating a welcoming home ready to move straight into.

The accommodation comprises a bright and inviting living area, a well-appointed kitchen with ample storage and workspace, and generously sized bedrooms served by a modern family bathroom, as well as an impressive extension, acting as either a study, or fourth bedroom.

Throughout, the property is tastefully decorated and benefits from a light and airy feel.

Externally, the home enjoys attractive outdoor space, perfect for relaxing or entertaining, together with a large, high end garden office, and driveway parking for two cars.

Omega Court is ideally positioned for easy access to local amenities, schools, parks and transport links, making it an excellent choice for commuters and families alike.

A property that has clearly been cherished, with considerable investment made in its upkeep and improvement over the years.

Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room

Kitchen / Diner

Study/Bedroom Four

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

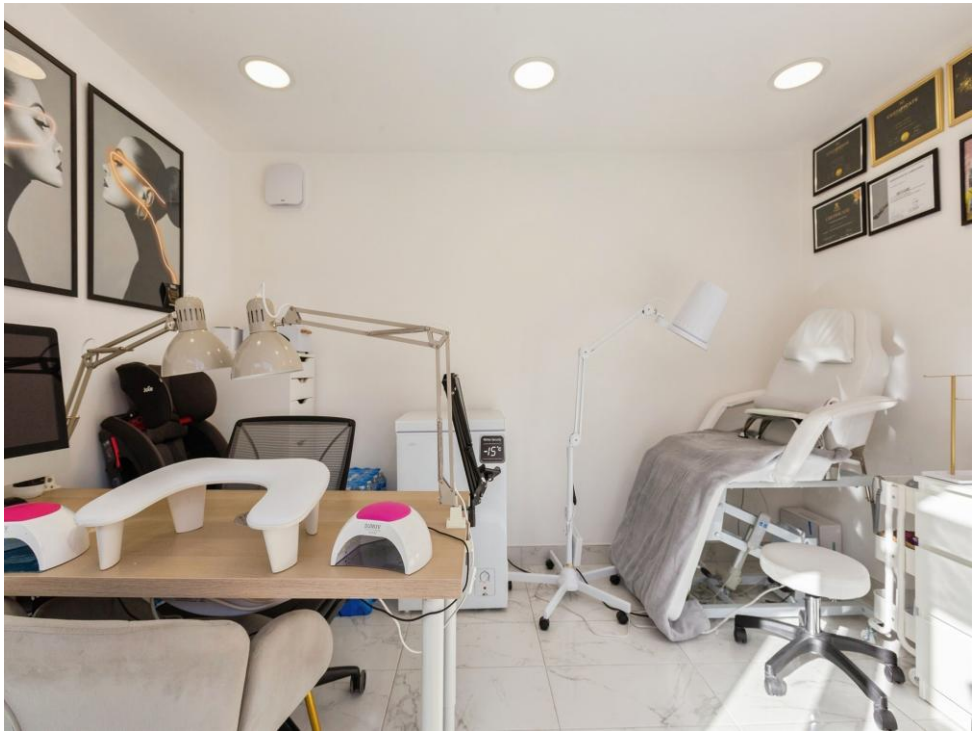
Outside

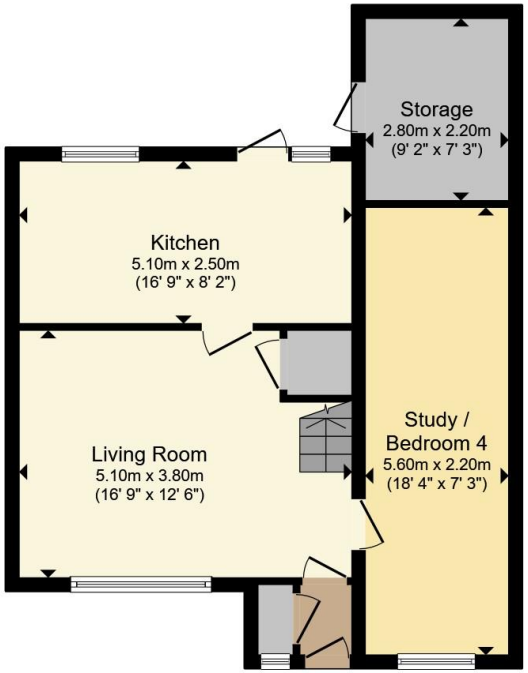
Front Garden

Rear Garden

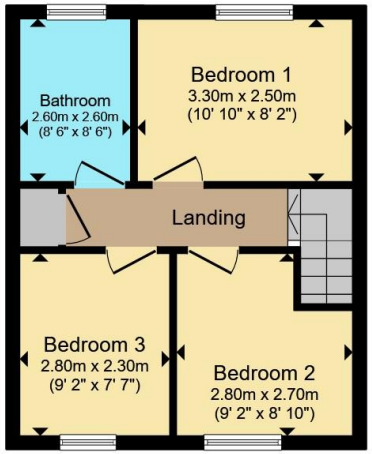
External Storage

Garden Building

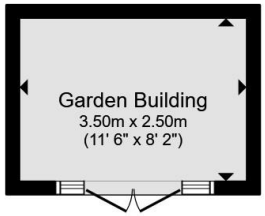




Ground Floor



First Floor



Outbuilding

Total floor area 98.7 m² (1,062 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

Connells

To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311755

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.