



**Connells**

Bideford Green  
LEIGHTON BUZZARD



## Property Description

This well-positioned three bedroom end-terrace home offers fantastic potential in the desirable Linslade area of Leighton Buzzard. Situated within walking distance of highly regarded schools, local shops, and amenities, the property also benefits from excellent transport links, including easy access to Leighton Buzzard mainline station with direct services into London Euston.

The accommodation comprises a welcoming living room, a spacious kitchen/diner ideal for family meals, and a conservatory opening directly to the rear garden. Upstairs, there are three bedrooms and a family bathroom. The home is presented in average condition, offering buyers the chance to move straight in while also providing scope to modernise and add value. Externally, the property benefits from a driveway and garage, providing off-road parking and secure storage. To the rear, a private garden offers a great space for relaxation or entertaining.

Call today to arrange your viewing and take advantage of this excellent opportunity in a prime Linslade location.

### Entrance Hall

Radiator. Carpeted flooring.

### Lounge

15' 10" x 12' 8" ( 4.83m x 3.86m )  
Window to front. Radiator. Storage housing boiler. Carpeted flooring.

### Kitchen

7' 9" x 15' 10" ( 2.36m x 4.83m )  
Fitted kitchen with wall and base units. Work surfaces with tiled splashback. One bowl sink and drainer. Electric oven and grill. Gas hob. Integrated dishwasher. Radiator. Vinyl flooring. Door to conservatory.

### Conservatory

9' 8" x 15' 10" ( 2.95m x 4.83m )  
Radiator. Patio doors. Laminate flooring.

### Landing

Loft access. Carpeted flooring.

### Bedroom One

10' 5" x 9' 8" ( 3.17m x 2.95m )  
Window to front. Built in wardrobe & above bed storage. Radiator. Carpeted flooring.

### Bedroom Two

11' 6" x 9' 5" ( 3.51m x 2.87m )  
Window to rear. Radiator. Carpeted flooring.

## **Bedroom Three**

6' 6" x 5' 11" ( 1.98m x 1.80m )

Window to front. Built in wardrobe. Radiator. Carpeted flooring.

## **Bathroom**

Window to rear. Bath with electric power shower over. Cupboard housing hot water cylinder and additional storage. Radiator. Hand wash basin. WC. Vinyl flooring.

## **Outside**

### **Front Garden**

Laid to lawn. Driveway to side with access to garage. Steps up to front door. Side access to rear garden.

### **Rear Garden**

Laid to lawn. Patio area. Steps up to and pathway to rear access. Mature hedges and wooden panelled fencing to borders. Rear gate offering car-free pedestrian access to local schools, parks and amenities.

## **Garage**

Up & over door.









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](http://www.focalagent.com)

To view this property please contact Connells on

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4 Market Square  
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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311363](http://connells.co.uk/Property/LBC311363)**



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Property Ref: LBC311363 - 0011