



Sandpiper Way, Leighton Buzzard, LU7 4SS

welcome to

Sandpiper Way, Leighton Buzzard

This well presented Three-bedroom townhouse arranged over three floors. The property features a rear kitchen/diner with access to the garden. Two well-proportioned bedrooms on the first floor and a master suite with en-suite on the top floor. an ideal home for families or professionals alike.

Cloakroom

Pedestal wash hand basin and low-level WC.
Radiator.

Lounge

Radiator and double-glazed window to the rear.

Kitchen / Diner

Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink, electric oven and electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Radiator and space for a dining table and chairs. Double-glazed window to the rear and double-glazed French doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Double-glazed window to the front and doors to bedrooms two and three plus the family bathroom.

Bedroom Two

Storage cupboard, radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over.

Second Floor Landing

Stairs from the first floor and door to bedroom one.

Bedroom One

Radiator and loft space. 2 double-glazed skylight windows. Door to the en-suite.

En-Suite

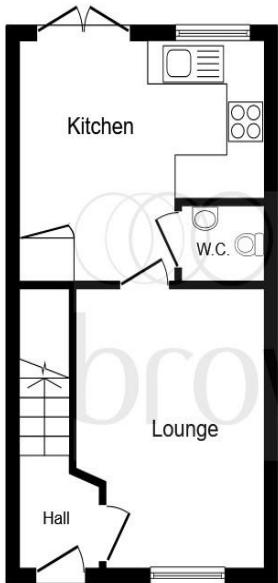
Pedestal wash hand basin, low-level WC and a shower cubicle. Radiator and double-glazed obscured window to the front.

Outside Rear Garden

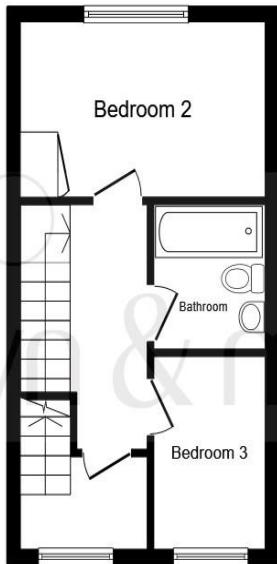
Enclosed by panel fencing with gated rear access, the garden is mainly laid to lawn is a decked patio area.

Parking

Allocated parking.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to
**Sandpiper Way,
Leighton Buzzard**

- NO ONWARD CHAIN
- ONE ALLOCATED PARKING SPACE TO THE REAR
- EASY COMMUTING ROUTES TO THE M1 AND SURROUNDING AREAS
- PROXIMITY TO ASTRAL PARK AND LAKE
- GENEROUSLY SIZED BEDROOMS THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£325,000



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Property Ref:
LBZ109563 - 0002

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