



**Connells**

Leigh Woods Place  
Silsoe Bedford



## Property Description

Connells are delighted to present this beautifully appointed three bedroom semi detached residence, set within the highly desirable village of Silsoe and offering stylish, well proportioned living throughout.

The property has been thoughtfully designed to provide a seamless blend of comfort and practicality. The ground floor features an elegant and spacious lounge, enhanced by doors that open directly onto the enclosed rear garden, creating a wonderful sense of indoor outdoor living-ideal for entertaining or relaxing. The garden further benefits from convenient side access. Completing the ground floor is a contemporary kitchen/diner, providing an excellent family and social space, alongside a sleek and convenient downstairs WC.

To the first floor, the home offers three generously sized bedrooms, all served by a modern and well finished family bathroom.

Externally, the property continues to impress with two allocated off road parking spaces and a private, enclosed rear garden, offering both security and tranquillity.

Positioned in the ever popular village of Silsoe, the home enjoys a strong community atmosphere, highly regarded local schooling and excellent transport links, making it an ideal choice for discerning buyers seeking village living without compromise.

Early viewing is strongly advised to fully appreciate the quality and setting of this exceptional home.

## Entrance / Hallway

Door to front leading to hallway, radiator. Access to ground floor rooms with stairs rising to first floor.

## Cloak Room

Low level wc, hand wash basin, radiator, opaque window.

## Living Room

17' 4" x 11' 2" MAX ( 5.28m x 3.40m MAX )  
Double glazed window to rear aspect. Double glazed patio doors to rear garden, two radiators, under stairs built in storage cupboard,

## Kitchen / Diner

9' 10" x 15' 2" MAX ( 3.00m x 4.62m MAX )  
Wall to base fitted units, easy clean work surfaces, plumbing for washing machine, sink with drainer, integrated fridge freezer, integrated oven, gas hob and extractor fan above. central heating boiler. Radiator. Space for dining furniture. Double glazed window to front aspect.

## First Floor

### Landing

Access to bedrooms and bathroom. Built in storage cupboard, radiator, access to loft.

### Bedroom 1

12' 10" x 9' 6" ( 3.91m x 2.90m )

Double glazed window to front aspect, radiator.

### Bedroom 2

13' 7" x 9' 7" ( 4.14m x 2.92m )

Double glazed window to rear aspect, radiator.

### Bedroom 3

7' 5" x 9' 8" ( 2.26m x 2.95m )

Double glazed window to rear aspect, radiator.

### Bathroom

Panelled bath with shower over, low level wc, hand wash basin, opaque window, hand towel radiator.

## Outside

### Front Garden

Block paved driveway, paved path to front door, flower bed border with shrubs and plants. Side gate access. Parking for two vehicles.

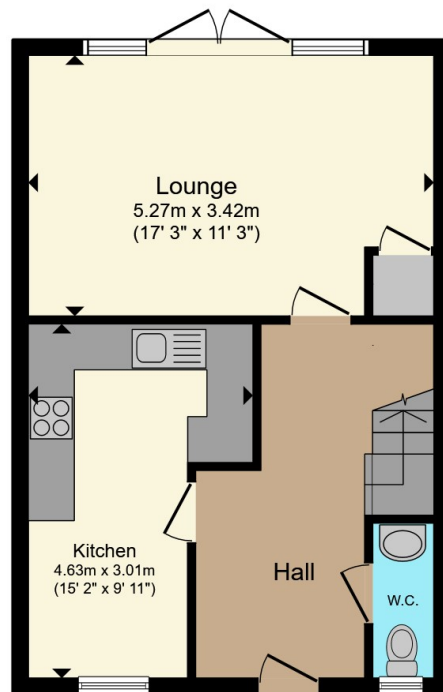
### Rear Garden

Mostly laid to lawn with paved patio area, side gate access.

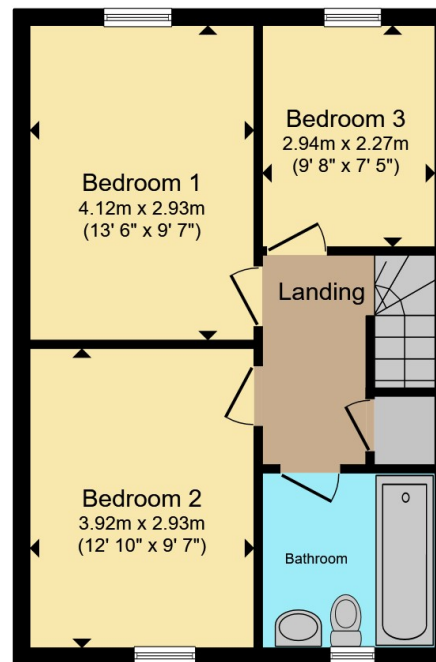








**Ground Floor**



**First Floor**

Total floor area 86.1 m<sup>2</sup> (927 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01525 712 271**  
**E [flitwick@connells.co.uk](mailto:flitwick@connells.co.uk)**

Unit 9 Russell Centre Coniston Road Flitwick  
 BEDFORD MK45 1QY

EPC Rating: C Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FLI305792](http://connells.co.uk/Property/FLI305792)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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