



Lactans Edge  
Leighton Buzzard, LU7 9SY

Price £350,000



 **QUARTERS**  
YOUR NEXT MOVE



## Lactans Edge

Leighton Buzzard, LU7 9SY

We are delighted to offer for sale this stunning three double bedroom, three-storey semi-detached family home. Ideally situated in this quiet road on the popular Roman Gate development. The property is presented in excellent condition throughout and offers flexible living space across all three floors, making it perfect for growing families. Accommodation comprises: Entrance hall, lounge, inner hall with cloakroom/WC, kitchen/diner, three double bedrooms, an ensuite to the master and a family bathroom. Viewing is highly recommended to appreciate the size and condition of this superb home.

### Location:

Lactans Edge is located on the sought-after Roman Gate development, offering excellent access to both local amenities and transport links. Leighton Buzzard is a historic market town known for its reasonably priced housing and great access to the countryside. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 motorway. The area is served by Leighton Buzzard railway station in Linslade, which provides non-stop commuting services to London Euston in as little as 30 minutes. Residents can enjoy the famous Grand Union Canal for peaceful walks, fishing, and waterside pubs, as well as the nearby 400-acre Rushmere Country Park. The town operates a three-tier education system, and the home falls within sought-after school catchment areas







#### Ground Floor:

This well-presented home is arranged across three thoughtfully designed floors, offering flexible and spacious accommodation ideal for modern family living. The ground floor is centred around a welcoming entrance hall that flows through to a bright living space, creating a comfortable area to relax and entertain. To the rear, the kitchen and dining area forms the hub of the home, providing generous worktop and storage space while enjoying direct access out to the garden, making it both practical and sociable. The WC is centrally located and comprises of a low level WC and vanity hand wash basin.

#### First Floor:

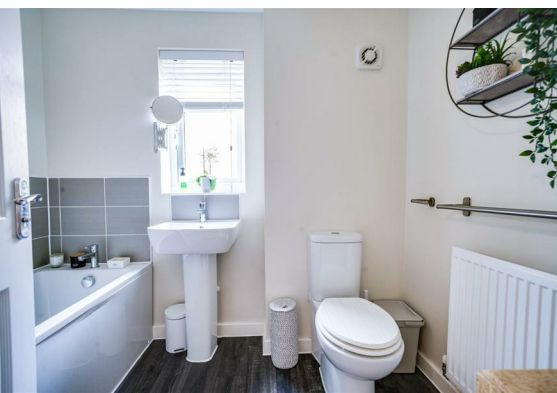
The first floor offers further versatile accommodation, with two well-proportioned bedrooms that can be tailored to family needs, guest use, or home working, all serviced by a contemporary family bathroom. The bathroom comprises of a low level WC, vanity hand wash basin and panel bath. This level provides excellent balance between private and shared living space.

#### Second Floor:

Occupying the top floor is an impressive master bedroom suite, offering a peaceful retreat away from the main living areas. This floor benefits from a generous bedroom space along with its own en-suite shower room, creating a private and comfortable master suite.

#### Outside:

Outside, the property enjoys a private rear garden, ideal for outdoor dining, entertaining, or family enjoyment during the warmer months. To the front, there is convenient parking, complementing the practical nature 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: 904 ft<sup>2</sup>

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](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)