



**Whinchat Gardens, Leighton Buzzard, LU7 4DJ**

**welcome to**

## **Whinchat Gardens, Leighton Buzzard**

INCREDIBLE FAMILY HOME! LAKESIDE VIEWS! With excellent accommodation on all floors this impressive FIVE-bedroom home is a must see. Presented in show home condition throughout and offering fantastic living space you do not want to miss out.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor, radiator and under stairs storage.

### **Study**

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

### **Lounge/Diner**

Double-glazed window to the front, radiator, space for a dining table and chairs, double-glazed French doors leading out to the garden.

### **Kitchen/Breakfast Room**

Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven and electric hob with extractor fan over. Integrated dishwasher and fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

### **Utility Room**

Fitted with base units with work surface over, sink with drainer and integrated washing machine. Double-glazed door to the side.

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **En-Suite**

Fully tiled with a wash hand basin, low-level WC and a shower cubicle. Heated towel rail, waterproof laminate flooring and double-glazed obscured

window to the front.

### **Bedroom Two**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

### **En-Suite**

Fully tiled with wash hand basin, low-level WC and a shower cubicle. Heated towel rail, shaver point, waterproof laminate flooring and extractor fan.

### **Bedroom Five**

Radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with a wash hand basin, low-level WC and a bath with mixer taps and shower over. Heated towel rail, extractor fan and double-glazed obscured window to the side.

### **Second Floor Landing**

Stairs from the first floor.

### **Bedroom Three**

Built-in wardrobes with hanging space and storage, radiator and double-glazed windows to the front.

### **Bedroom Four**

Radiator and double-glazed windows to the front and side.

### **Shower Room**

Fully tiled with a wash hand basin, low-level WC and a shower cubicle. Radiator, waterproof laminate flooring and extractor fan.

### **Outside**

#### **Rear Garden**

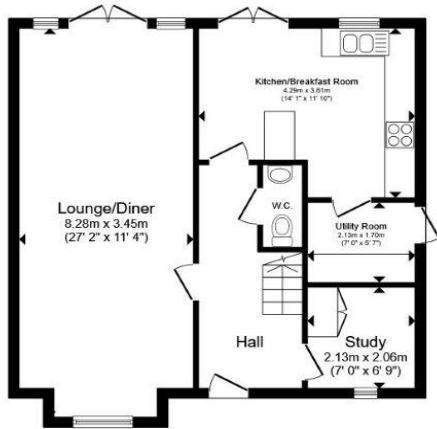
Enclosed by fencing with gated side access, the garden is laid with artificial grass and a patio area. Outside power point and water tap. Door to the garage.

#### **Garage**

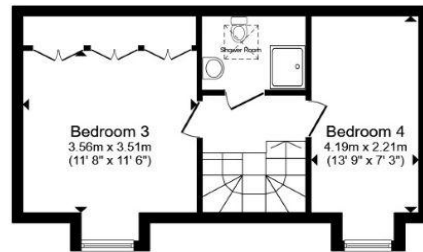
Single garage with electric door, power, light and a door to the garden.

#### **Parking**

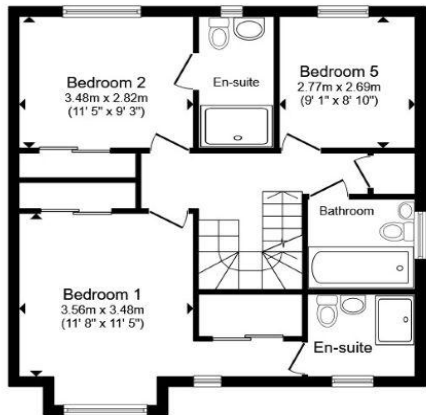
Driveway in front of the garage providing off-road parking for 3 cars plus additional off-road parking in front of the property.



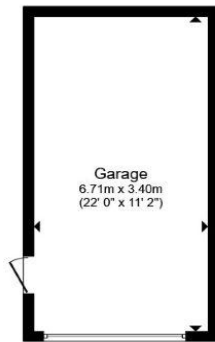
**Ground Floor**



**Second Floor**



**First Floor**



**Garage**

Total floor area 180.2 m<sup>2</sup> (1,939 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)



welcome to  
**Whinchat Gardens,  
Leighton Buzzard**

- STUNNING FIVE BEDROOM DETACHED HOME
- STUDY
- TWO EN-SUITES
- FANTASTIC LIVING ACCOMMODATION
- VIEWS OVER ASTRAL LAKE

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers in excess of  
**£525,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ109648](https://www.brownandmerry.co.uk/Property/LBZ109648)



Property Ref:  
LBZ109648 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01525 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



17 High Street, LEIGHTON BUZZARD,  
Bedfordshire, LU7 1DT



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**