



Connells

Grasmere Way
Leighton Buzzard



Property Description

This well-maintained three-bedroom ground floor maisonette is located in the highly sought-after Linslade area of Leighton Buzzard, within easy reach of local amenities, schools, and less than a 20-minute walk to the mainline train station.

Offering larger-than-average accommodation, the property is presented in good condition throughout and features a bright living space alongside a well-appointed kitchen with ample storage. All three bedrooms are well-proportioned, providing flexibility for family living or home working.

Externally, the property benefits from a private balcony space, a brand new composite front door, and a garage in a nearby block. Additional features include smart electric storage heaters and excellent internal storage.

A fantastic opportunity to acquire a spacious and practical home in a prime location.

Lounge

Double glazed french doors with double glazed windows leading to balcony and steps to green areas. 2 smart electric storage heaters. Amtico vinyl flooring.

Kitchen

Double glazed window. Double glazed door. Fitted kitchen with wall and base units. Worktops with tiled splashback. Plumbing for washing machine. Plumbing for dishwasher. Space for tumble dryer. 1 bowl sink and drainer. Space for fridge freezer. Space for freestanding cooker with cookerhood over. Vinyl flooring.

Landing

Karndean flooring. Airing cupboard.

Bedroom One

Double glazed window. Storage. Smart electric storage heater. Carpeted flooring.

Bedroom Two

2 double glazed windows. Smart electric storage heater. Carpeted flooring.

Bedroom Three

Double glazed window. Smart electric storage heater. Carpeted flooring.

Bathroom

Double glazed window. Bath with mixer taps. Wash hand basin in vanity unit. WC. Tiled walls. Vinyl tiled flooring.

Garage En Bloc

Up & over door.

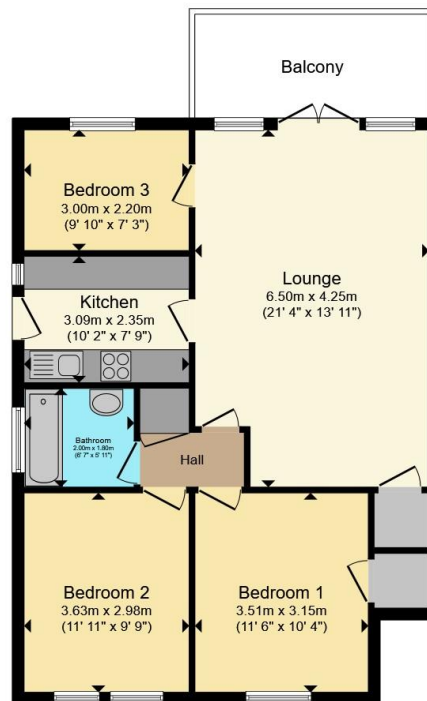
Parking

Allocated parking.









Ground Floor

Total floor area 73.5 m² (791 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



To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: C Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311647

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311647 - 0005