



Sandpiper Way, Leighton Buzzard, LU7 4SS

welcome to

Sandpiper Way, Leighton Buzzard

This stunning four-bedroom town house with a garage conversion and stylish living over three floors. Offering an open plan kitchen/diner, master en-suite, low maintenance garden and tandem parking. The ideal family home, blending style with practical living.

Entrance Hall

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

Sitting Room

Radiator and double-glazed bay window to the front.

Shower Room

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a shower cubicle. Heated towel rail.

Dining Room

Base units with work surface over. Double-glazed bi-folding doors leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work surface over, 1.5 sink with mixer tap, eye level double oven and an induction hob with extractor fan over. Integrated dishwasher and space for a washing machine and a fridge/freezer. Vertical radiator and double-glazed windows to the front and side.

First Floor Lounge

Stairs from the ground floor and stairs to the second floor. Radiator. Double-glazed window and double-glazed doors with a Juliet balcony to the front.

Bedroom Two

Radiator and double-glazed window and double-glazed door with a Juliet balcony to the front.

Second Floor Landing

Stairs from the first floor and doors to bedrooms one, three and four plus the family bathroom.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and 2 double-glazed windows to the front.

En-Suite

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Extractor fan.

Bedroom Three

Radiator and double-glazed window to the rear.

Bedroom Four

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC and a bath with a shower over. Heated towel rail.

Outside Rear Garden

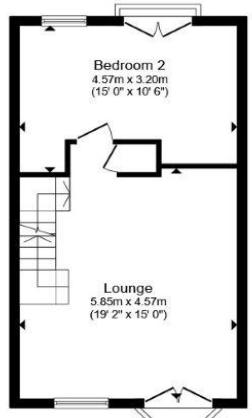
Enclosed by fencing with gated side access the garden is laid with artificial lawn, a decked patio area and raised shrub borders.

Parking

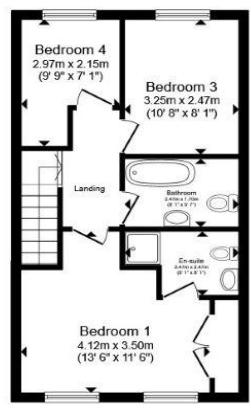
Block paved driveway providing off-road parking for 2 cars.



Ground Floor



First Floor



Second Floor

Total floor area 137.8 m² (1,483 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



welcome to

Sandpiper Way,

Leighton Buzzard

- OFF-STREET PARKING
- LOW MAINTENANCE GARDEN
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- EASY COMMUTING ROUTES TO SURROUNDING AREAS
- APPROX 15 MIN DRIVE TO MAINLINE STATION

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£460,000



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Property Ref:
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