



Mannock Way

Leighton Buzzard, LU7 4HU

Price £325,000



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QUARTERS

YOUR NEXT MOVE

Mannock Way

Leighton Buzzard, LU7 4HU

We are delighted to offer for sale with no upper chain this attractive two bedroom end of terrace home, situated within the popular Billington Park development on the eastern side of Leighton Buzzard. The property offers well-presented and thoughtfully arranged accommodation, including a spacious lounge/dining room, fitted kitchen, ground floor cloakroom, two double bedrooms and a family bathroom. A particular highlight is the addition of a generously proportioned conservatory, providing valuable extra living space overlooking the rear garden. Further benefits include a private enclosed garden and driveway parking for two vehicles. Ideally suited to first time buyers, young families or those looking to downsize, the property enjoys a convenient setting close to local amenities and green spaces. Viewing is highly recommended.

Location:

Mannock Way forms part of the established and popular Billington Park development, a desirable residential area particularly well placed for everyday amenities and outdoor leisure. Nearby Astral Park offers extensive green space, a sports and community centre and the attractive Astral Lake, providing pleasant opportunities for walking and recreation. Families are also well catered for, with Leedon Lower School, Brooklands Middle School and Vandyke Upper School among the schools serving the surrounding area. Leighton Buzzard town centre is within easy reach and offers a varied selection of independent shops, cafés, restaurants, supermarkets and leisure facilities. The mainline railway station provides regular direct services to London Euston, while convenient access to the A4146 and A5 offers straightforward connections towards Milton Keynes, Aylesbury and the M1.

Ground Floor:

The accommodation begins with an entrance hallway, providing access to the fitted kitchen, lounge/dining room and a convenient ground floor cloakroom. The kitchen is positioned towards the front of the property and features an attractive range of fitted wall and base units, complemented by contrasting work surfaces and tiled splashbacks. Integrated cooking appliances include an oven, hob and extractor hood, while the well-planned arrangement provides useful storage and preparation space, together with natural light from the front-facing window. To the rear, the lounge/dining room is a particularly appealing living space, offering generous proportions and the flexibility to accommodate both comfortable lounge furniture and a dining table. The neutral decoration and attractive wood-effect flooring create a bright, welcoming atmosphere, while the room flows naturally into the adjoining conservatory. The conservatory is an excellent addition to the accommodation, measuring approximately 11 feet in length and providing a versatile second reception area. With its extensive glazing, attractive outlook and French doors opening directly onto the garden, it creates a lovely setting for additional seating, informal dining or simply relaxing while enjoying the outdoors.





First Floor:

The first floor offers two comfortable double bedrooms, both enjoying natural light and well-proportioned accommodation. The master bedroom is positioned towards the rear of the property and benefits from fitted wardrobes, providing excellent storage while leaving ample space for a double bed and additional bedroom furniture. The second bedroom overlooks the front and offers flexibility for use as a guest bedroom, children's bedroom or home office. Completing the first floor is a neatly presented family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin with vanity storage and WC, complemented by attractive tiling.

Outside:

The property enjoys an attractive frontage, with an area of lawn and a paved approach to the entrance. A driveway extends alongside the house, providing off-road parking for two vehicles. To the rear, the enclosed garden offers a pleasant balance of lawn and paved seating areas, creating an appealing outdoor space for relaxation and entertaining. A paved terrace adjoining the conservatory provides a convenient setting for garden furniture and summer dining, while a raised lawn bordered by established planting adds greenery and character. Timber fencing encloses the garden, with a further paved area and useful garden storage towards the rear. The overall arrangement offers an attractive and manageable outdoor space that complements the accommodation beautifully.



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: 735 ft²

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.

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