

HUNTERS[®]

HERE TO GET *you* THERE



Middleton Way

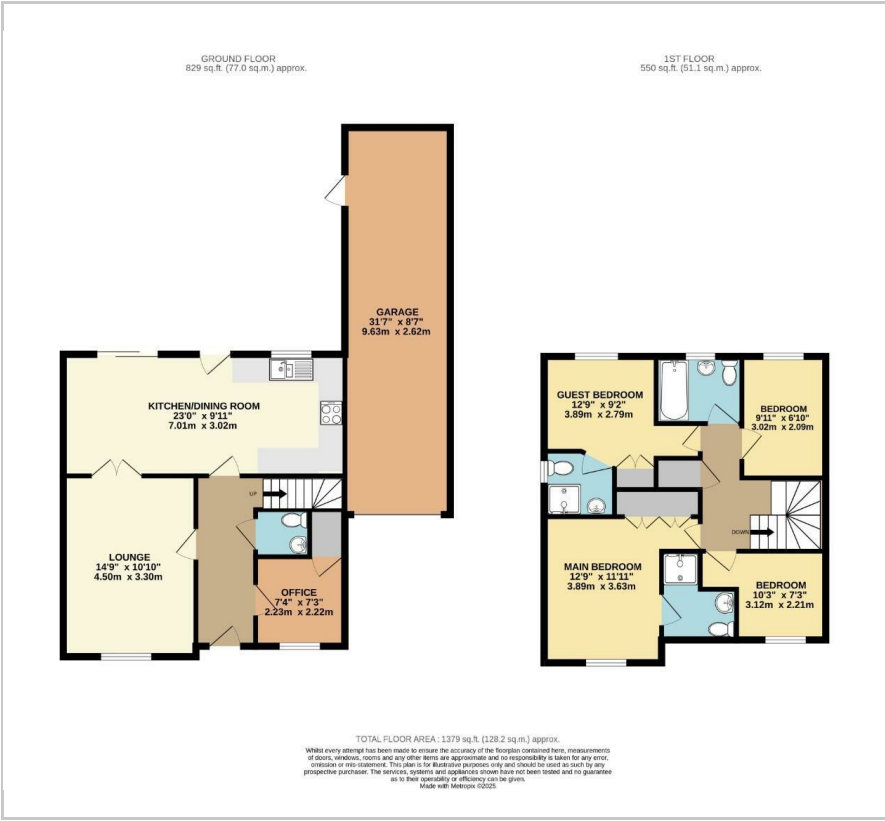
, Leighton Buzzard, LU7 4BQ

£2,200 Per Month

4 3 1 C

Council Tax: E

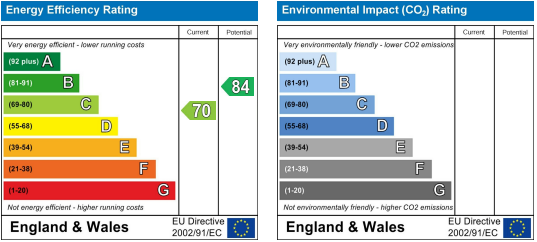
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- FOUR BEDROOM FAMILY HOME
- EN-SUITES TO MAIN and GUEST BEDROOMS
- SIZEABLE REAR GARAGE
- DRIVEWAY PARKING and a 32ft GARAGE
- HIGHLY SOUGHT AFTER AREA
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINING ROOM
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT



This beautifully presented family home is nestled within the highly desirable Billington Park development in Leighton Buzzard. Combining modern comfort with picturesque surroundings and superb connectivity, this stunning home is perfectly suited for families and professionals alike.

Entering the welcoming entrance hall that leads to a spacious and light-filled lounge. A dedicated study/home office adds flexibility for remote work or creative pursuits. A conveniently located cloakroom adds to the home's functionality.

The highlight of the ground floor is the impressive 22ft kitchen/dining room, refitted to a high standard. This bright and contemporary space spans the rear of the home, combining sleek design with practical living, offering a wealth of integrated appliances and access to the rear garden.

Upstairs, you'll find four well-proportioned bedrooms. Two spacious doubles feature built-in wardrobes and private en-suite bathrooms. A third double and a sizeable single room offer versatile accommodation, or additional workspace. A stylish family bathroom completes the first floor.

The sizeable enclosed rear garden, is mainly laid to lawn with a patio seating area. the rear garden also offers a summerhouse, equipped with power, offering a versatile space for hobbies, a home office, or simply a peaceful retreat. The driveway provides off road parking and access to the 32ft garage, the garage can also

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.