Meadow Way

Leighton Buzzard, LU7 3FS

Price £340,000

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YOUR NEXT MOVE

Meadow Way

Leighton Buzzard, LU7 3FS

We are delighted to offer for sale with no upper this spacious and extended three bedroom end of terrace family home, occupying a generous plot within the popular Meadow Way area of Leighton Buzzard. Offering approximately 1,166 sq. ft. of accommodation, the property provides an excellent amount of living space including a 17ft living room, separate dining room, impressive 17ft kitchen/breakfast room, utility room and ground floor cloakroom. Upstairs are three well-proportioned bedrooms and a family bathroom, while outside the property enjoys driveway parking, a generous rear garden backing onto playing fields and particularly useful additional garden space to the side, offering further potential subject to the necessary consents. Viewing is highly recommended.

Location:
Meadow Way is situated within an established residential area of Leighton Buzzard, well placed for families with a selection of local schools, shops and everyday amenities within easy reach. The town centre offers an extensive range of independent and national retailers, cafés, restaurants and leisure facilities, while Leighton Buzzard mainline railway station provides direct services into London Euston. For those travelling by road, the property is conveniently positioned for access to the A5 and onward connections to the M1, Milton Keynes and surrounding towns. The position of the property is further enhanced by its outlook to the rear, with the garden backing directly onto playing fields and providing a far more open setting than is typically associated with a town property.

Ground Floor:
The accommodation begins with an entrance hall which has been opened up to give a spacious feel, providing access to the ground floor rooms, with stairs rising to the first floor. The living room is an excellent length, providing a particularly generous main reception space with ample room for a variety of sofa and occasional furniture arrangements. Well suited to both family life and entertaining, this is a comfortable and versatile room with plenty of space to create distinct seating areas. A particular feature of the property is the spacious kitchen/breakfast room, fitted with an extensive and range of contemporary white units complemented by contrasting work surfaces. There is an excellent amount of storage and preparation space, integrated cooking appliances and a peninsula-style breakfast bar providing an ideal spot for informal dining. The generous proportions make this a highly practical everyday family kitchen. To the rear, a generous extension has created an impressive dining/family room, adding another dimension to the ground floor accommodation. The vaulted ceiling enhances the feeling of light and space, while the room comfortably accommodates a substantial dining table alongside additional seating or family furniture. This creates a highly versatile second reception space, equally suited to family meals, entertaining or simply relaxing. Sliding doors open directly onto the rear garden, allowing the dining/family room to flow naturally into the outside entertaining space during the warmer months and creating an excellent connection between indoor and outdoor living. Completing the ground floor is a convenient cloakroom/WC.

First Floor:
The first floor continues the generous proportions found downstairs, with three good-sized bedrooms arranged around the central landing. The master bedroom is a spacious double room measuring approximately 13'2" x 9'8", with ample space for a double bed together with wardrobes and further bedroom furniture. Bedroom two is another excellent double room, approximately 12' x 9'9", providing plenty of flexibility for older children, guests or those requiring additional bedroom furniture. The third bedroom is also notably well proportioned for a three-bedroom home, measuring approximately 10'3" x 7'8" at its maximum dimensions and providing a comfortable child's bedroom, guest room or home office. Serving the bedrooms is the refitted family bathroom, finished in a clean contemporary style and fitted with a white suite including a bath with shower and screen over, wash hand basin and WC, complemented by tiled walls.

Outside:
The property occupies an end position and benefits from a generous plot. To the front is a garden together with off-road driveway parking, while access continues around the side of the property. The rear garden, with a paved patio adjoining the house creating an ideal area for garden furniture, barbecues and outdoor entertaining. Beyond is a generous lawn bordered by established planting, providing plenty of space for children and family use. Importantly, the garden backs onto playing fields, giving the property a pleasant open outlook and an enhanced sense of space to the rear. Being an end of terrace home, there is also an additional area to the side, incorporating a covered section and further courtyard-style garden. In addition to providing useful storage and outdoor space in its present form, the generous side plot may offer interesting scope for further extension or reconfiguration, subject of course to the necessary planning permission and building regulations.

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: 1166 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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