



Lister Corner

Leighton Buzzard, LU7 3GR

Offers In Excess Of £525,000



4



2



3



B



QUARTERS

YOUR NEXT MOVE



# Lister Corner

Leighton Buzzard, LU7 3GR

Offered to the market is this fantastic four double bedroom detached family home, located in this popular Taylor Wimpey development on the outskirts of Leighton Buzzard. 'The Marford' design boasts a splendid layout, with this property presented to the market in excellent order. Accommodation comprises: Entrance hallway, study, utility/WC, lounge, dining room, kitchen with integrated appliances, four double bedrooms (master with en-suite shower room) and a family bathroom. Additional benefits include double glazing, gas heating, generous rear garden, driveway plus visitors parking and a garage. Viewing is highly recommended to appreciate the space, finish and situation of this property.

## Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

## Ground Floor:

Enter the property into the central hallway which provides a warm welcome into this fantastic family home., There are doors to the kitchen, lounge, utility/WC and study, plus stairs leading to the first floor. The kitchen has been fitted with a range of stylish wall and base level units, with an array of integrated appliances and plenty of work space. The kitchen opens into the good sized dining room, with views into the garden thanks to the double glazed French doors. The spacious lounge is accessible from both the hallway and the dining room, and provides ample relaxing and entertaining space, with an abundance of natural light flooding through the double glazed French doors to the rear. The study is situated at the front of the property, and was intended by the house builder for use as a dining room, owing to it's excellent size. The ground floor is completed by the utility/WC, fitted with base level units, ample work surface space, and inset wash hand basin and low level WC.







#### First Floor:

The first floor landing provides access to all bedrooms, the family bathroom and a generous storage cupboard. The master bedroom is sat at the front of the property, and boasts built-in wardrobes and a modern three piece en-suite shower room. The three further double bedrooms are all bright and airy rooms, each with plenty of space for furniture, making this home an excellent choice for families of all ages. The family bathroom completes the first floor, and is fitted with a modern suite comprising low level WC, pedestal wash hand basin and panel bath with shower over.

#### Outside:

At the front of the property is a paved pathway to the front door, with well maintained planted bedding to the border. There is a generous driveway tot the side of the property extending to the garage, and a gate provides access to the rear garden. Additionally, there is visitors parking located to the front of the property. The landscaped rear garden benefits from a paved patio for seating and entertaining, with the remainder mainly laid to lawn and enclosed by panel fencing. The garage is access via an up and over door and comfortably accommodates a car. There is also power and lighting.



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: 1722 ft<sup>2</sup>

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)