

Plumtree Lane

Leighton Buzzard, LU7 1HY

Price £365,000

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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this well-presented three bedroom semi-detached family home, situated within a mature and well-established residential area, conveniently positioned within walking distance of Leighton Buzzard town centre. Offering spacious accommodation throughout, with further potential to extend (STPP), the property comprises: Entrance hall, lounge, dining room, refitted kitchen, utility room, cloakroom/WC, three generous bedrooms and a family bathroom. Additional benefits include a double length driveway, a private rear garden and excellent potential to create additional off-road parking if desired. Viewing is highly recommended.

Location:
Plumtree Lane is conveniently positioned close to the heart of Leighton Buzzard, allowing easy access to the town's wide range of amenities. The historic High Street offers a variety of shops, cafés, restaurants and twice-weekly market, while larger supermarkets including Waitrose, Tesco and Aldi are also nearby. The area benefits from excellent transport links, with Leighton Buzzard mainline railway station offering regular direct services to London Euston in around 30 minutes. The A5, A505 and nearby M1 provide convenient road links to Milton Keynes, Aylesbury, Bedford and beyond. The surrounding countryside, Grand Union Canal and several local parks also provide pleasant walking and leisure opportunities.

Ground Floor:
The property is entered via the entrance hall, where stairs rise to the first floor and attractive wood-effect flooring flows seamlessly through into both the lounge and kitchen, creating a modern and cohesive feel. Positioned to the front of the property, the lounge is a bright and well-proportioned reception room offering ample space for a variety of living room furniture, making it an ideal setting in which to relax with family and friends. A doorway leads into the dining room, which comfortably accommodates a family-sized dining table and provides an excellent space for both everyday meals and entertaining. Double glazed French doors open directly onto the rear patio, allowing natural light to flood the room whilst creating a wonderful connection between the indoor and outdoor living spaces. The kitchen has been stylishly refitted with a contemporary range of shaker-style wall and base level units complemented by generous work surfaces and attractive tiled splashbacks, creating a practical and attractive environment for everyday cooking. Leading from the kitchen is a useful rear lobby providing access to the side of the property, together with doors leading to the cloakroom/WC and utility room. The utility is fitted with additional storage units together with space and plumbing for a washing machine, whilst also benefitting from a shower cubicle, providing excellent flexibility and convenience for modern family living.



















First Floor:
The first floor landing provides access to three generously proportioned bedrooms and the family bathroom. The master bedroom enjoys a front aspect and is a spacious double room complete with built-in wardrobes, providing excellent storage whilst leaving ample room for additional bedroom furniture. Bedroom two overlooks the rear garden and is another generous double bedroom, also benefitting from built-in wardrobes. Bedroom three is positioned to the front of the property and is a well-proportioned bedroom with built-in wardrobes, making it equally suitable as a child's bedroom, guest room or home office. The family bathroom is fitted with a three-piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachment, providing a practical space for everyday family use.

Outside:
To the front of the property, a pathway leads through the attractive shrubbed front garden to the entrance door, whilst a double length driveway provides off-road parking and gated side access to the rear. Subject to the necessary alterations, there is excellent potential to enlarge the driveway should additional parking be required. The rear garden is a particular feature of the property, enjoying a noticeable degree of privacy with no direct overlooking from neighbouring homes. Immediately adjoining the property is a paved patio, creating an ideal space for outdoor dining and entertaining, whilst the generous lawn is framed by an abundance of mature shrubs and established planting, creating a colourful and peaceful setting throughout the seasons. Completing the garden is a timber storage shed and greenhouse, making this an ideal outdoor space for keen gardeners and growing families alike.

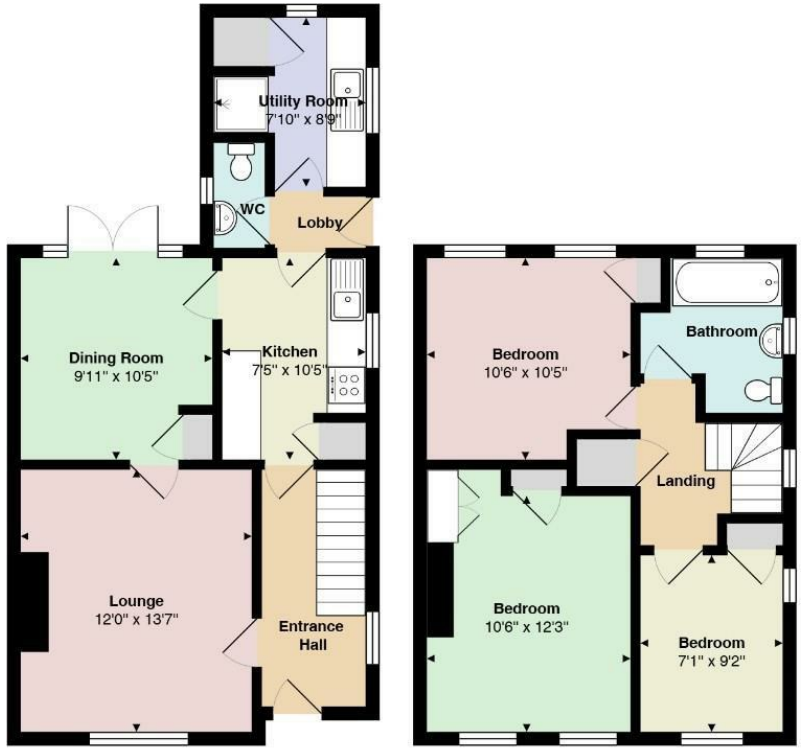






Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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: 981 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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