



Laurel Mews  
Leighton Buzzard, LU7  
Price £350,000



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# Laurel Mews, Leighton Buzzard, LU7 1FR

Quarters are delighted to offer for sale this spacious four bedroom family home, set in a quiet cul-de-sac, conveniently located within walking distance of the Town Centre and popular local schooling. The property is presented to the market in good order and provides versatile family accommodation comprising: Entrance hallway, kitchen, cloakroom/WC, lounge/dining room, four bedrooms (master with en suite shower room) and a family bathroom. Additional benefits include gas central heating, double glazing and off road parking. Viewing is highly recommended.

## Entrance Hallway:

Enter via double glazed front door. Single panel radiator. Doors to kitchen, lounge/diner and cloakroom/WC. Under stairs storage. Coving to ceiling.

## Kitchen:

12'3" x 6'4"  
Double glazed window to front aspect. Single panel radiator. Fitted kitchen comprising stainless steel sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Integrated oven and hob with filter hood over. Space for fridge freezer, washing machine and dishwasher. Cupboard housing central heating boiler.

## Cloakroom/WC:

Single panel radiator. Fitted suite comprising low level WC and pedestal wash hand basin. Tiled splash back. Extractor fan.

## Lounge/ Dining Room:

20'6" (max) x 13'2" (max)  
Double glazed patio doors to garden. Two single panel radiators. Storage cupboard. Telephone point. Television point. Coving to ceiling.

## First Floor:

### Landing:

Double glazed window to front aspect. Single panel radiator. Coving to ceiling. Doors to both first floor bedrooms. Stairs to second floor.

## Bedroom One:

13'2" x 12'6" (max)  
Two double glazed windows to rear aspect. Single panel radiator. Coving to ceiling. Door to:

## En-Suite Shower Room:

Single panel radiator. Fitted suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas. Extractor fan.

## Bedroom Four:

10'5" x 6'10"  
Double glazed window to front aspect. Single panel radiator. Coving to ceiling.

## Second Floor:

### Landing:

Doors to bedrooms and bathroom. Airing cupboard. Loft access. Coving to ceiling.

## Bedroom Two:

13'3" (max) x 12'6" (max)  
Double glazed window to rear aspect. Single panel radiator. Coving to ceiling.

## Bedroom Three:

10'6" x 9'11"  
Double glazed window to front aspect. Single panel radiator. Storage cupboard.

## Bathroom:

Single panel radiator. Fitted suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Extractor fan.

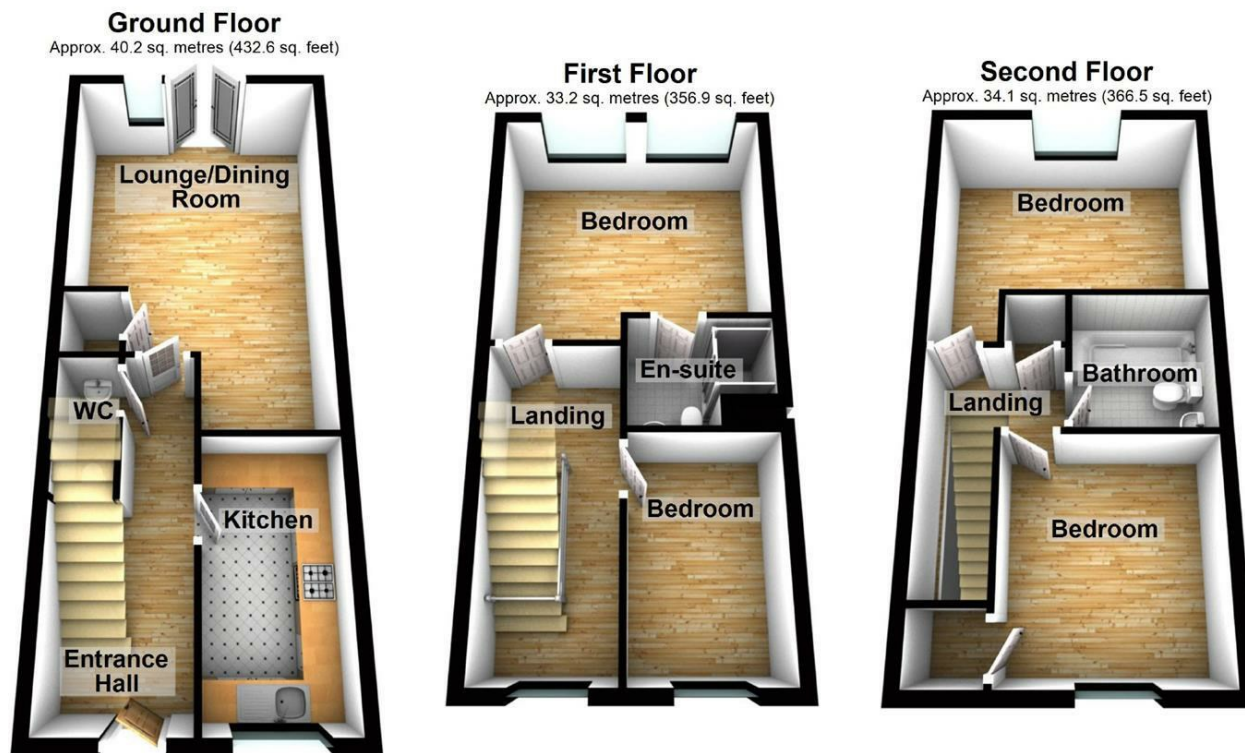
## Outside:

### Front:

Driveway parking with path leading to front door.

### Rear:

Paved patio areas with remainder mainly laid to lawn, and enclosed by panel fencing. Gated access to rear with shared pathway to front.



Total area: approx. 107.4 sq. metres (1156.0 sq. feet)



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: [info@quartersestateagents.co.uk](mailto:info@quartersestateagents.co.uk)

[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)



