



47 Danes Way
, Leighton Buzzard, LU7 3NH

Guide Price £325,000



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Quarters are delighted to offer for sale this three bedroom semi-detached family home located in this mature residential setting and within catchment of popular schooling. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, cloakroom/WC, 19ft lounge, dining room, kitchen, three bedrooms and a refitted bathroom. Additional benefits include double glazed windows, gas heating, landscaped garden, driveway parking for 2/3 cars and a 32ft double length garage. Viewing is highly recommended.

Entrance Hall:

Enter via double glazed front door. Double glazed window to side aspect. Single panel radiator. Telephone. Doors to cloakroom/WC, kitchen, dining room and lounge. Stairs to first floor.

Cloakroom/WC:

Double glazed window to front aspect. Karndean flooring. Fitted suite comprising: Low level WC and wall mounted wash hand basin. Tiling to all walls. Recessed lighting.

Lounge:

19'1" x 10'5" (5.82 x 3.18)

Double glazed window to front aspect. Double glazed doors to rear. Double panel radiator. Fireplace. Coving to ceiling. Television point. Open to:

Dining Room:

10'8" x 8'3" (3.25 x 2.51)

Double glazed window to rear aspect. Single panel radiator. Karndean flooring. Coving to ceiling.

Kitchen:

10'5" x 7'7" (3.18 x 2.31)

Double glazed window to front aspect. Karndean flooring. Double panel radiator. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Space for washing machine, tumble dryer, fridge, freezer and cooker with hood over. Tiling to water sensitive areas. Recessed lighting. Door to dining room.

First Floor:

Landing:

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

Master Bedroom:

10'4" x 8'6" (3.15 x 2.59)

Double glazed window to rear aspect. Single panel radiator. Coving to ceiling. Built in wardrobes.





Bedroom Two:

10'4" x 8'1" (3.15 x 2.46)

Double glazed window to front aspect. Single panel radiator. Coving to ceiling.

Bedroom Three:

9'5" x 8'6" (2.87 x 2.59)

Double glazed window to rear aspect. Single panel radiator. Coving to ceiling. Fitted wardrobes.

Bathroom:

7'8" x 7'8" (2.34 x 2.34)

Double glazed window to front aspect. Chrome heated towel rail. Refitted suite comprising: Low level WC, vanity wash hand basin and shower cubicle. Tiling to water sensitive areas. Recessed lighting. Shaver point.



Outside:

Front:

Landscaped paved front garden with mature shrubbery. Driveway with parking for 2/3 cars extending to garage. Recently installed storm porch above front door.

Rear Garden:

Landscaped rear garden with paved patio area laid mainly to lawn with mature shrub borders. Courtesy door to garage.

Double Length Garage:

32'10" x 8'3" (10.01 x 2.51)

Access via up and over garage door. 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: approx. 106.0 sq. metres (1141.5 sq. feet)

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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