



Fortuna Mead  
, Leighton Buzzard, LU7 9SD

Price £317,500



## Fortuna Mead

, Leighton Buzzard, LU7 9SD

Quarters are delighted to offer for sale this three bedroom end terraced family home located on this popular modern development which falls within catchment area for sought after schools for all ages. The property is presented to the market in immaculate order with accommodation comprising: Entrance hallway, cloakroom/WC, kitchen/dining room, lounge, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas heating, rear garden and allocated parking for 3 cars. Viewing is highly recommended.

### Entrance Hall:

Enter via composite front door. Single panel radiator. Wood effect flooring. Telephone point. Doors to cloakroom/WC, kitchen/dining room and lounge. Stairs to first floor.

### Cloakroom/WC:

Double glazed to front aspect. Single panel radiator. Wood effect floor. White suite comprising: Low level WC, pedestal wash hand basin with tiled splash-back. Recessed lighting

### Kitchen/Dining Room:

16'3" x 9'8" (Max) (4.95 x 2.95 (Max))  
Double glazed window to dual aspects. Double panel radiator. Fitted kitchen comprising: One and a half stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over and matching splash-back. Integrated dishwasher, washing machine, fridge freezer, microwave, oven and five ring gas hob with hood over.

### Lounge:

16'9" x 9'6" (5.11 x 2.90)  
Double glazed french doors to garden. Double glazed window to rear aspect. Double panel radiator. Wood effect flooring. Television point.

### First Floor:

### Landing:

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





#### Master Bedroom:

12'2" (Max) x 8'7" (3.71 (Max) x 2.62)  
Double glazed window to dual aspects. Single panel radiator. Wood effect flooring. Door to:

#### En Suite:

Wood effect flooring. Single panel radiator. Recessed lighting. Fitted suite comprising: Low level WC, pedestal wash hand basin, double shower cubicle. Tiling to water sensitive areas.

#### Bedroom Two:

9'11" x 8'4" (3.02 x 2.54)  
Double glazed window to dual aspects. Single panel radiator. Built in wardrobe.

#### Bedroom Three:

8'9" x 7'10" (2.67 x 2.39)  
Double glazed window to front aspect. Single panel radiator. Fitted wardrobe.

#### Family Bathroom:

Double glazed to rear aspect. Single panel radiator. Recessed lighting. White suite comprising: Low level WC, pedestal wash hand basin, panel bath with shower over. Tiling to water sensitive areas.

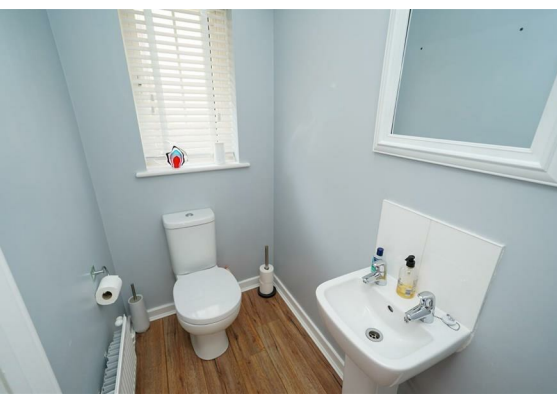
#### Outside:

##### Front:

Paved path leading to front door. Well maintained shrubs. Off-road parking for three cars.

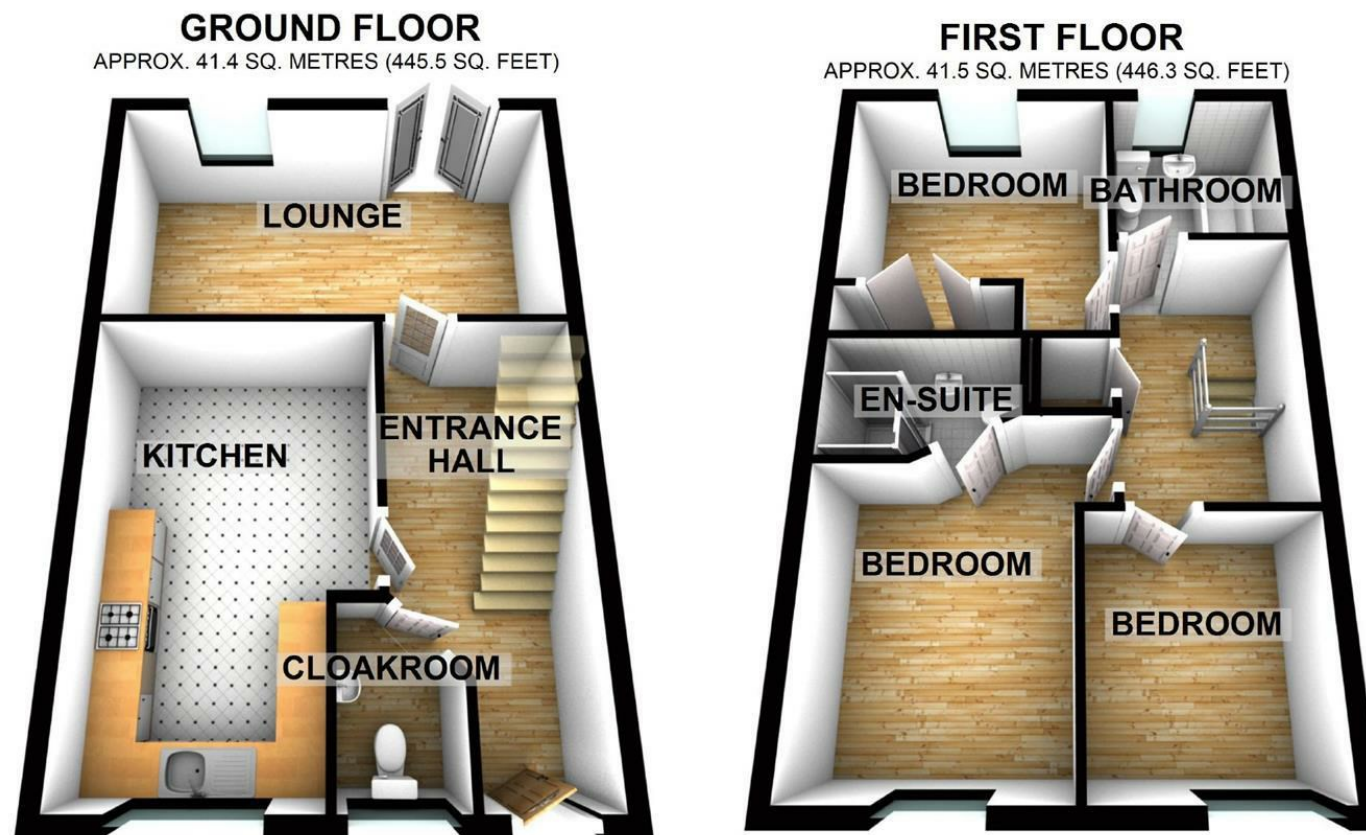
##### Rear Garden:

Landscaped rear garden with paved patio and remainder laid to lawn. Timber shed.



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. 82.9 SQ. METRES (891.8 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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