



## Lactans Edge

Leighton Buzzard, LU7 9SY

Offers In Excess Of £350,000



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# Lactans Edge

Leighton Buzzard, LU7 9SY

We are delighted to offer for sale this beautifully presented three double bedroom, three-storey semi-detached family home. Ideally situated in this quiet road on the popular Roman Gate development, this townhouse offers a rare level of privacy for a modern home and benefits from a larger than average rear garden. The property is presented in excellent condition throughout and offers flexible living space across all three floors, making it perfect for growing families. Accommodation comprises: Entrance hall, lounge, inner hall with cloakroom/WC, kitchen/diner, three double bedrooms, an ensuite to the master, and a family bathroom. Viewing is highly recommended to appreciate the size and condition of this superb home.

## Location:

Lactans Edge is located on the sought-after Roman Gate development, offering excellent access to both local amenities and transport links. Leighton Buzzard is a historic market town known for its reasonably priced housing and great access to the countryside. 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 motorway. The area is served by Leighton Buzzard railway station in Linslade, which provides non-stop commuting services to London Euston in as little as 30 minutes. Residents can enjoy the famous Grand Union Canal for peaceful walks, fishing, and waterside pubs, as well as the nearby 400-acre Rushmere Country Park. The town operates a three-tier education system, and the home falls within sought-after school catchment areas

## Ground Floor:

Enter via the front door into the entrance hall, which provides a welcome buffer from the outside and offers storage space for shoes and coats. A door leads through to the bright and versatile lounge. This room is perfect for relaxing and features high-quality engineered wood flooring which extends through the majority of the ground floor, offering a sleek, continuous finish. An inner hall includes the stairs to the first floor and provides access to the much-needed downstairs cloakroom/WC. The final room on the ground floor is the spacious kitchen/diner. Fitted with contemporary wall and base units, it includes a built-in electric oven and gas hob. There is space for a dining table, fridge freezer, and washing machine. A set of French doors provides direct access and views out over the rear garden.







#### First Floor:

The landing provides access to two of the three double bedrooms and the family bathroom. The two bedrooms on this floor are both generous double rooms, providing fantastic flexibility; they could be used as a guest room, a games room, a craft room, or a dedicated home office. The larger of the two is positioned at the front of the property. The family bathroom comprises a panel bath with a shower over, a wash hand basin, and a low-level W/C. Neutral tiling and a window ensure a fresh feel and natural ventilation.

#### Second Floor:

A separate staircase leads exclusively to the impressive master bedroom suite, offering a true sense of privacy away from the rest of the home. A useful storage cupboard is located at the top of the stairs. The room itself is spacious and easily accommodates a super king-size bed and all necessary bedroom furniture. A dormer window creates a versatile nook that is perfect for a dressing area or a desk for home working. This floor is serviced by an en-suite featuring a shower cubicle, a wash hand basin, and a W/C.

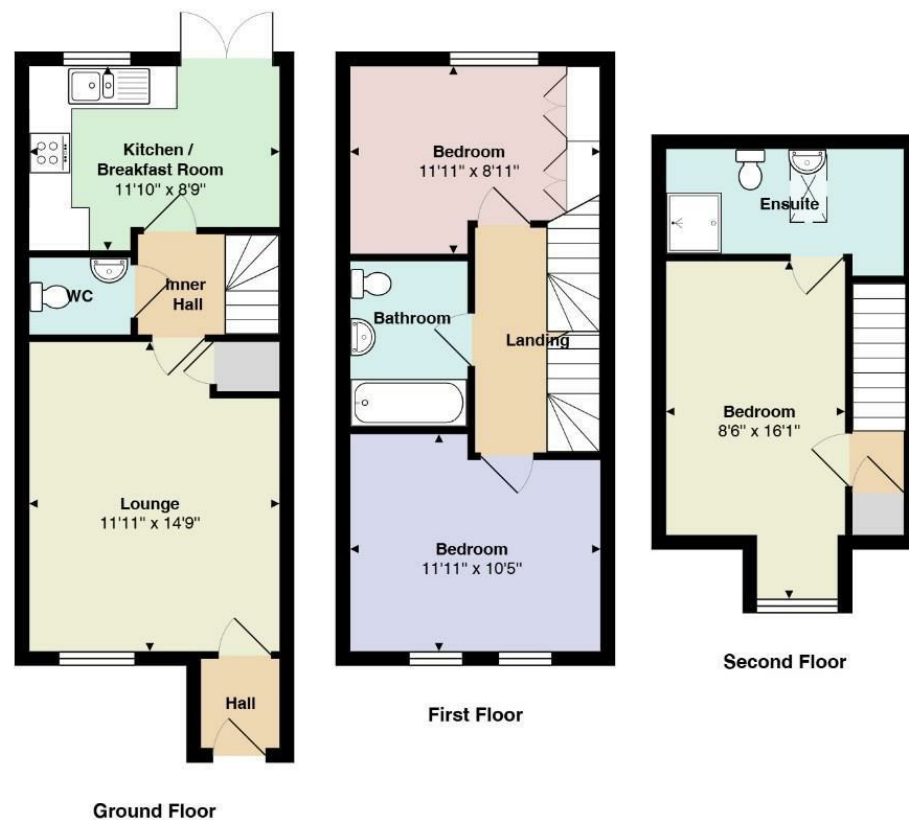
#### Outside:

The property boasts a larger than average rear garden for this style of modern home. It features a paved patio area sat off the kitchen/diner, and the remainder is laid mainly to lawn and enclosed by panel fencing. A gate provides rear access and leads directly to the driveway parking. There is driveway parking for two vehicles with additional visitors' bays available nearby.



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: 904 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.

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