



Mercury Way

Leighton Buzzard, LU7 3UZ

Offers In Excess Of £375,000

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 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this three bedroom semi-detached family home located in this popular cul-de-sac in the highly sought after area of The Planets. The property is presented to the market in excellent order and provides spacious accommodation comprising: Porch, living room, recently refitted kitchen/diner, bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, generous private garden, garage with electric door and driveway parking. Viewing is highly recommended.

Location:

Ground Floor:

The ground floor is accessed via an entrance porch, providing a practical space for coats and shoes before leading into a spacious living room positioned to the front of the property, creating a comfortable and inviting setting. To the rear, a contemporary newly fitted kitchen/dining room spans the width of the home, fitted with a range of modern units and offering ample space for dining and entertaining, with direct access out to the rear garden. The space has a bright and airy feel with dual aspect windows allowing for an abundance of light.

First Floor:

Upstairs, the first floor offers three well-proportioned bedrooms, including a generous master bedroom, alongside two further bedrooms suitable for children, guests, or home working. A modern family bathroom serves all rooms and is fitted with a stylish three-piece suite.

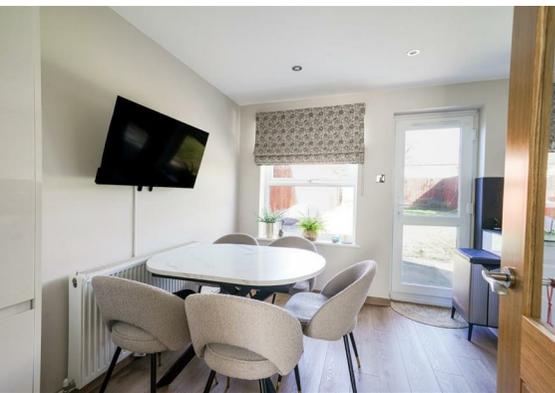
Outside:

Externally, the property benefits from a





neatly enclosed generous rear garden, ideal for outdoor dining and family use, with a combination of patio and lawn areas. To the front, the home enjoys an attractive outlook, with driveway parking in front of the garage. The garage benefits from an electric garage door.



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: 881 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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