



18 The Vyne
, Leighton Buzzard, LU7 4JT

Price £220,000



Q **QUARTERS**
ESTATE AGENTS
EST. 2011

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, Leighton Buzzard, LU7 4JT

Quarters are delighted to offer for sale this two double bedroom 'Langdale Executive' design home located on this small and popular development of park homes in Leighton Buzzard. The property offers bright and spacious accommodation comprising: Entrance hallway, 19ft lounge/dining room, kitchen, two double bedrooms (master with en-suite) and a wet-room. Additional benefits include double glazing, gas heating, garden and driveway parking. Viewing is highly recommended to appreciate the space on offer.

Entrance Hall:

Enter via UPVC front door. Double panel radiator. Wood effect flooring. Coving to ceiling. Built in storage and airing cupboards. Doors to lounge/dining room, bedrooms and wet room.

Lounge/Dining Room:

L: Shaped 19'6" (Max) x 16'7" (L: Shaped 5.94 (Max) x 5.05)
Double glazed windows to dual aspects. Three radiators. Wood effect flooring. Coving to ceiling. Television point. Telephone point. Door to:

Kitchen:

11'7" x 9'7" (3.53 x 2.92)
Double glazed door to garden. Double glazed window to rear aspect. Double panel radiator. Wood effect flooring. Coving to ceiling. 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. Integrated oven and four ring gas hob with hood over. Space for dishwasher, washing machine, fridge and freezer. Cupboard housing boiler. Built in larger cupboard.





Master Bedroom:

10'4" x 9'7" (3.15 x 2.92)

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

En-Suite:

Double glazed window to side aspect. Double panel radiator. Coving to ceiling. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Built in storage cupboard.

Bedroom Two:

9'11" x 9'7" (3.02 x 2.92)

Double glazed window to front aspect. Single panel radiator. Wood effect flooring. Coving to ceiling. Fitted wardrobes. Television point. Telephone point.

Wet Room:

Double glazed window to front aspect. Double panel radiator. Tiling to all walls. Wet room floor with fitted suite comprising: Low level WC, wall mounted wash hand basin and shower area.

Outside:

Front:

Block paved driveway and path, steps to front door with mobility lift. Access to rear.

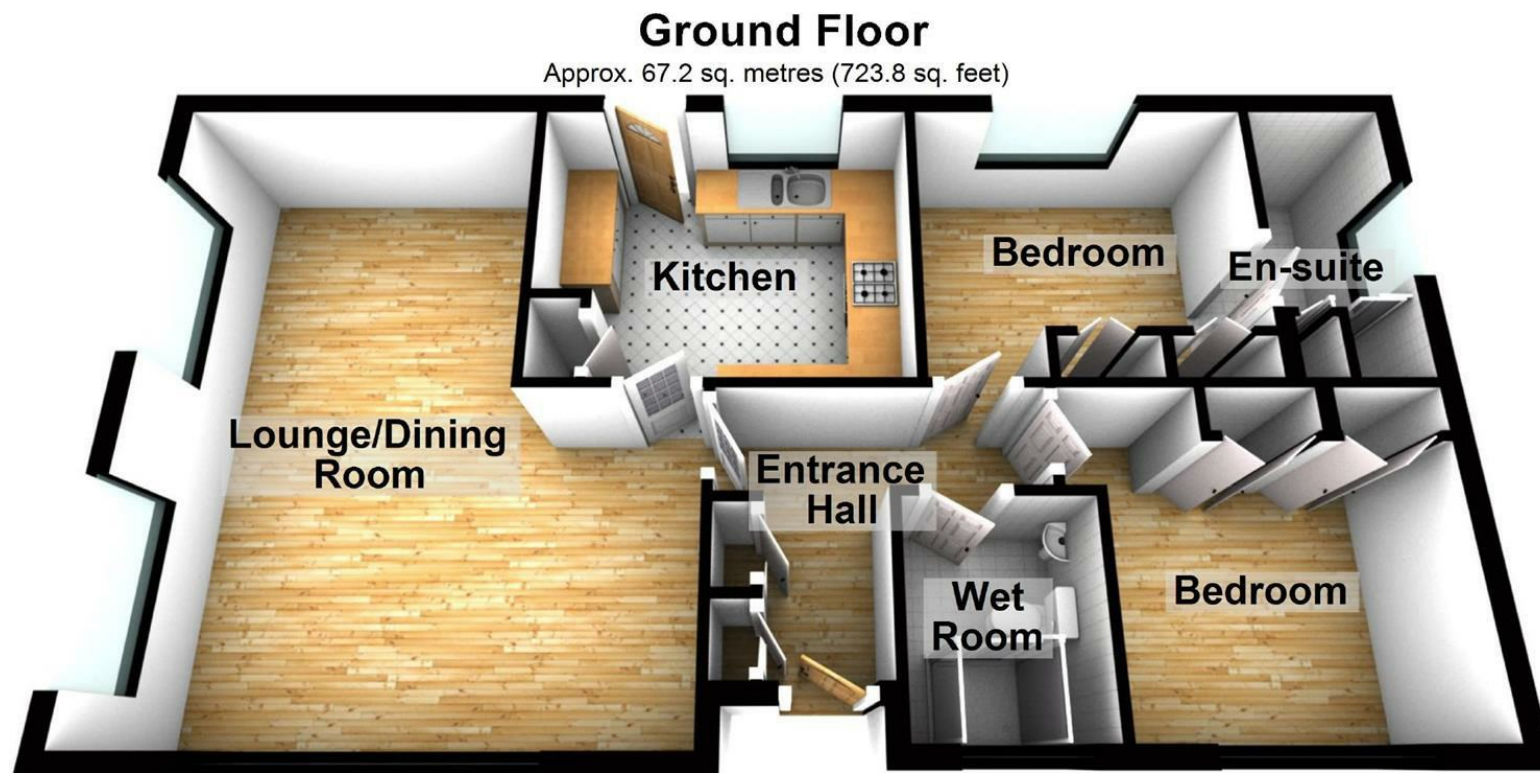
Rear:

Low maintenance garden area with block paved and decked patio areas.



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. 67.2 sq. metres (723.8 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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