



Northcourt

Leighton Buzzard, LU7 3DJ

Guide Price £350,000



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We are delighted to offer for sale this beautifully presented three bedroom family home, occupying a peaceful cul-de-sac setting just off the highly regarded Heath Road and conveniently positioned for both Heathwood Lower School and Doverly Academy. Recently improved and redecorated throughout by the current owners, the property offers spacious accommodation comprising: Entrance hall, impressive 22ft lounge/dining room open to the refitted kitchen, three bedrooms and a family bathroom. Additional benefits include new flooring throughout the ground floor, double glazing, gas central heating, a low-maintenance rear garden and an expansive driveway providing parking for up to four vehicles. Viewing is highly recommended.

## Location:

Northcourt enjoys a tucked-away cul-de-sac position just off Heath Road, one of Leighton Buzzard's most established and sought-after residential areas. Particularly popular with families, the property is conveniently positioned for the highly regarded Heathwood Lower School and Doverly Academy, together with local shops and everyday amenities. Leighton Buzzard's historic market town centre is within walking distance and provides an excellent selection of independent shops, cafés, restaurants and leisure facilities. For those who enjoy the outdoors, Rushmere Country Park, the Grand Union Canal and surrounding countryside provide an abundance of opportunities for walking, cycling and recreation. The mainline railway station offers direct services to London Euston in approximately 30 minutes, whilst excellent road connections via the A5 and M1 make the location equally convenient for those travelling by car.

## Ground Floor:

A double glazed front door opens into the welcoming entrance hall, where newly fitted wood-effect flooring immediately introduces the smart presentation found throughout the home. The hallway benefits from a useful built-in storage cupboard, stairs rising to the first floor and doors leading to the principal living accommodation. At approximately 22ft in length, the lounge/dining room is an exceptionally generous and versatile living space. The newly fitted wood-effect flooring continues seamlessly from the hallway, creating a stylish and cohesive finish. The proportions of the room allow for a wealth of living and dining furniture, with more than enough space to create clearly defined areas for relaxing and family meals. French doors open directly onto the rear garden, providing plenty of natural light and an excellent connection with the outside space. The lounge/dining room flows openly into the refitted kitchen, creating a sociable layout particularly well suited to modern family life and entertaining. The kitchen is fitted with a contemporary range of white gloss wall and base level units, complemented by newly tiled walls and fashionable tiled flooring. Spaces are provided for a variety of appliances, whilst the recent improvements give the room a fresh and modern finish. The entire property has also been redecorated by the current owners and is presented to the market in excellent order.





#### First Floor:

The first floor landing provides access to all three bedrooms, the family bathroom and loft space. Positioned to the rear of the property, the master bedroom is a generous double room offering excellent storage and ample space for additional bedroom furniture. Bedroom two is another comfortable double room positioned to the front aspect, whilst bedroom three is also front facing and provides an excellent child's bedroom, nursery or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over.

#### Outside:

The front of the property is dominated by an expansive gravelled driveway, providing the considerable advantage of off-road parking for up to four vehicles and extending conveniently to the front entrance. To the rear is an attractive, low-maintenance garden designed to provide an enjoyable outdoor space without demanding significant upkeep. A paved patio creates an ideal setting for outdoor dining and entertaining, complemented by artificial lawn providing a practical year-round finish. The garden is enclosed by panel fencing and further benefits from a timber storage shed and gated rear access.



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



## 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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