



Brooklands Drive  
Leighton Buzzard, LU7  
Guide Price £400,000



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ESTATE AGENTS  
EST. 2011

# Brooklands Drive, Leighton Buzzard, LU7 3PD

Quarters are delighted to offer for sale this three bedroom semi detached family home located in the ever popular Brooklands area. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, lounge, 21ft kitchen/breakfast room, dining room, utility room, cloakroom/WC, three bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, landscaped garden, garage and ample driveway parking. Viewing is highly recommended.

## Entrance Hall:

Enter via double glazed composite front door. Single panel radiator. Coving to ceiling. Slate tile floor. Cupboard under stairs. Telephone point. Stairs to first floor. Doors to lounge and kitchen/breakfast room.

## Lounge:

14'2 x 11'6

Double glazed window to front aspect. Single panel radiator. Electric fireplace. Coving to ceiling. Television point.

## Kitchen/Breakfast Room:

20'11 x 8'11

Double glazed window to rear aspect. Double glazed door to side. Double panel radiator. Part slate tile floor part wood flooring. Coving to ceiling. Recessed lighting. Fitted kitchen comprising: Stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Integrated dishwasher, double oven and four ring gas hob with hood over. Space for fridge and freezer. Tiling to water sensitive areas. Opening to:

## Dining Room:

9'7 x 6'10

Double glazed doors to garden. Double panel radiator. Wood flooring. Coving to ceiling. Door to:

## Utility Room:

6'9 x 5'5

Double glazed window to rear aspect. Double panel radiator. Wood effect flooring. Coving to ceiling. Sink with cupboard

under. Space for washing machine and fridge freezer. Tiling to water sensitive areas. Larder cupboard. Door to:

## Cloakroom/WC:

Double glazed window to side aspect. Single panel radiator. Wood effect flooring. Coving to ceiling. Fitted WC. Tiling to water sensitive areas.

## First Floor:

### Landing:

Double glazed window to side aspect. Loft access. Coving to ceiling. Doors to bedrooms and bathroom.

### Master Bedroom:

12'1 x 11'6

Double glazed window to front aspect. Single panel radiator. Coving to ceiling. Fitted wardrobes. Airing cupboard.

### Bedroom Two:

12'1 x 9'

Double glazed window to rear aspect. Single panel radiator.

### Bedroom Three:

l-shaped 8'8 (max) x 8'5 (max)

Double glazed window to front aspect. Single panel radiator. Wood floor.

## Bathroom:

Two double glazed windows to rear aspect. Single panel radiator. Fitted suite comprising: Low level WC, pedestal wash hand basin and P-shaped bath with shower over. Tiling to water sensitive areas.

## Outside:

### Front:

Block paved driveway extending to front door. Shared driveway extending to garage. Mature shrubbery borders. Wall to front. Gated access to rear.

### Rear Garden:

Landscaped rear garden with paved patio area and remainder laid mainly to lawn with mature shrub borders. Further patio area with pergola over.

### Garage:

19'1 x 9'1

Access via up and over garage door. Power and lighting. Courtesy door to garden.

## Agents Note:

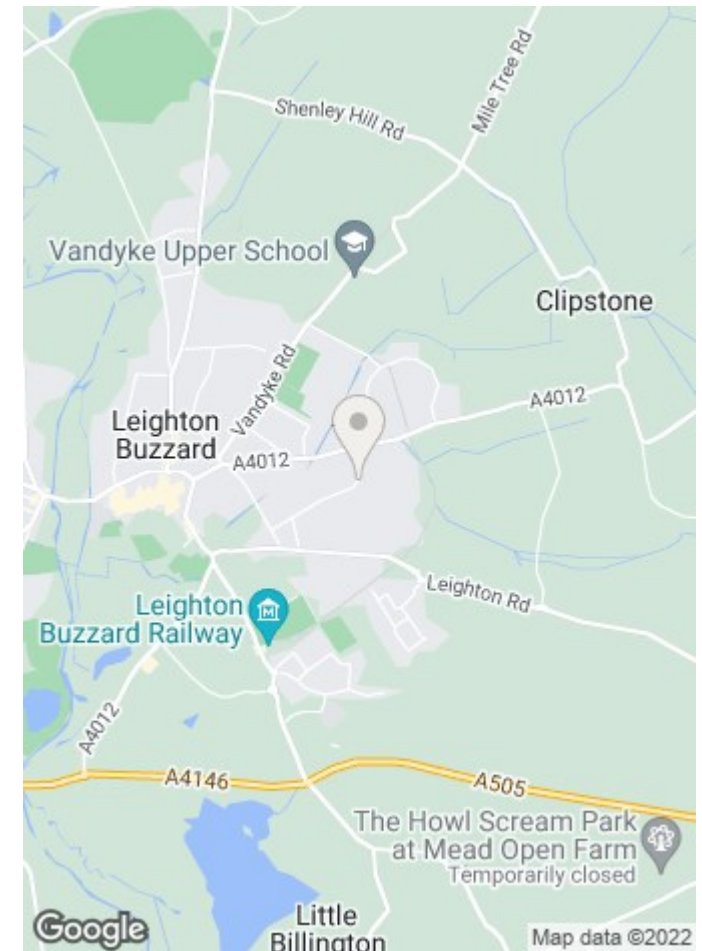
This property is freehold. Council Tax Band: D

## Floor Plan



Total area: approx. 109.4 sq. metres (1178.1 sq. feet)

## Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: [info@quartersestateagents.co.uk](mailto:info@quartersestateagents.co.uk)

[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)

