



## Market Square

Leighton Buzzard, LU7 1EY

Offers In Excess Of £270,000



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QUARTERS  
YOUR NEXT MOVE



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Leighton Buzzard, LU7 1EY

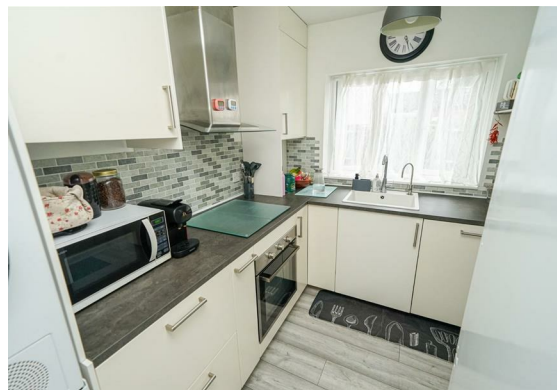
We are pleased to present this beautifully refurbished two bedroom end of terrace family home, tucked away in a secure gated mews just off Market Square. Finished to a high standard and offered with a contemporary, low-maintenance layout, the property is an excellent choice for first time buyers, professionals and those seeking a convenient town centre base. Accommodation comprises: Lounge/dining room, kitchen, cloakroom/WC, two generous bedrooms and a refitted family shower room. The vendors have regularly maintained the property, including installation of new windows and doors in 2022. Viewing is highly recommended.

### Location:

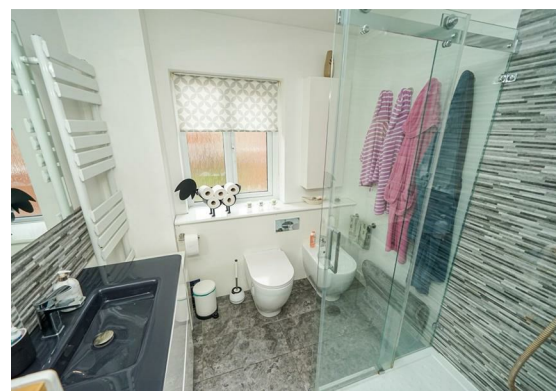
Market Mews occupies a rare, tucked-away position just moments from Leighton Buzzard's vibrant Market Square. You are within a very short walk of independent cafés, restaurants, boutique shops and the mainline station with fast services to London Euston. This gated, town-centre setting provides the perfect balance of convenience and privacy. 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 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

### Ground Floor:

A private entrance opens into a welcoming lounge/dining room with stairs to the first floor and a convenient cloakroom/WC. The lounge/dining room is a bright, well-proportioned reception space that accommodates both relaxed seating and a dining area - an excellent entertaining space that benefits from natural light and a neutral contemporary finish. The kitchen has been thoughtfully refitted with modern wall and base units, quality work surfaces and integrated dishwasher, oven and hob, creating a practical and stylish cooking environment while remaining discreetly separate from the living space. There are also spaces for a washing machine, tumble dryer & fridge freezer.







### First Floor:

Upstairs, the landing provides access to two generous double bedrooms and a luxury refitted four-piece shower room. The master bedroom is an inviting retreat, offering excellent proportions and a light, tranquil atmosphere with space for wardrobes and additional furniture. The second bedroom is also a good-sized double, ideal as a guest room, home office, or comfortable second bedroom - making this home highly versatile for a variety of lifestyles. The refitted shower room has been finished to an high standard, featuring a modern four-piece suite comprising a large walk-in shower, bath, vanity wash hand basin and low-level WC. Stylish tiling and contemporary fittings.

### Outside:

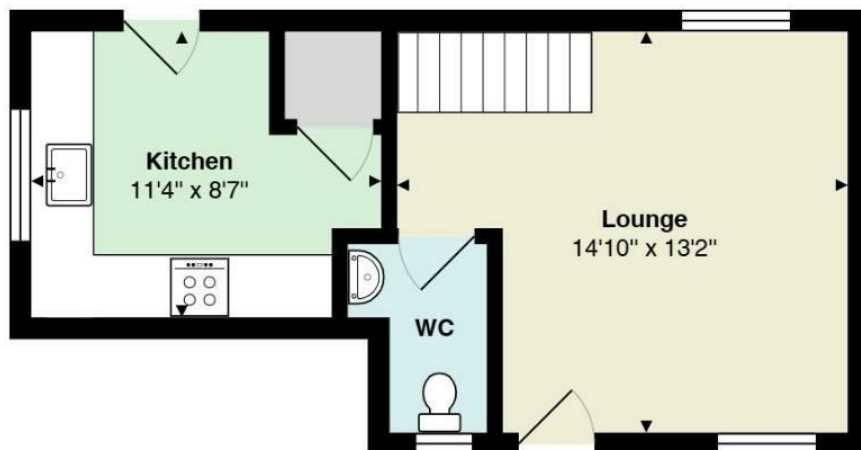
Externally the property benefits from a private, low-maintenance courtyard garden - a peaceful space for alfresco dining or morning coffee. The mews is gated, offering an added sense of security and exclusivity.



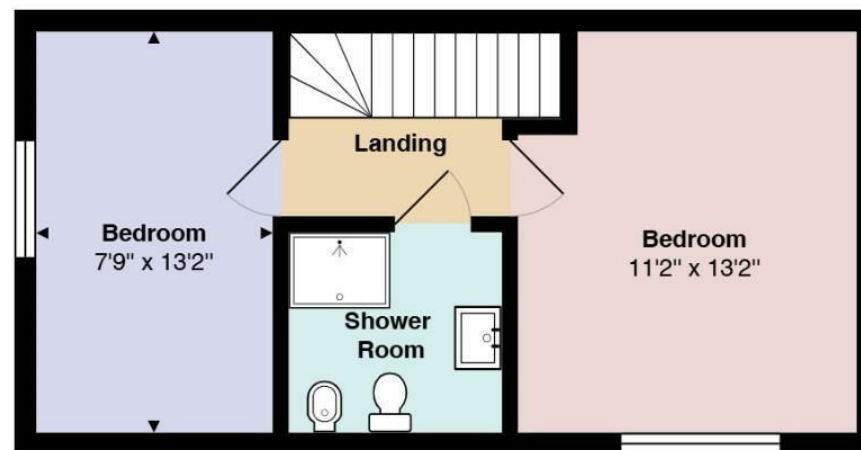
Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised 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



**Ground Floor**



**First Floor**

Total Area: 665 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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