East Street

Leighton Buzzard, LU7 1HX

Price £350,000

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QUARTERS
YOUR NEXT MOVE

East Street

Leighton Buzzard, LU7 1HX

We are delighted to offer for sale this spacious three bedroom end of terrace family home, situated within easy reach of Leighton Buzzard town centre and local amenities. The property offers well proportioned accommodation throughout, comprising an entrance hall, lounge, impressive 20ft kitchen/dining room, utility room, cloakroom/WC, ground floor shower room, three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, generous driveway parking with carport and an enclosed rear garden. Viewing is highly recommended.

Location:

East Street is conveniently positioned close to the heart of Leighton Buzzard, allowing easy access to the town's wide range of amenities. The historic High Street offers a variety of shops, cafés, restaurants and twice-weekly market, while larger supermarkets including Waitrose, Tesco and Aldi are also nearby. The area benefits from excellent transport links, with Leighton Buzzard mainline railway station offering regular direct services to London Euston in around 30 minutes. The A5, A505 and nearby M1 provide convenient road links to Milton Keynes, Aylesbury, Bedford and beyond. The surrounding countryside, Grand Union Canal and several local parks also provide pleasant walking and leisure opportunities.

Ground Floor:

The property is entered via the entrance hall, which provides access to the lounge and kitchen/dining room, with stairs rising to the first floor. The lounge is a well proportioned reception room with ample space for a variety of furniture arrangements. A fireplace provides a focal point within the room, while double glazed doors open directly onto the rear garden allowing natural light to flow through the space. The kitchen/dining room is an excellent feature of the home, measuring approximately 20ft in length and providing an ideal setting for family life and entertaining. The kitchen has been refitted with a modern range of wall and base level units with work surfaces over and spaces for a variety of appliances. The dining area comfortably accommodates a family sized dining table and enjoys a sociable layout ideal for everyday use. To the rear of the kitchen is a useful lobby area providing access to the utility room, cloakroom/WC and external side access. The utility room offers additional space for appliances and in turn provides access to a ground floor shower room.

First Floor:
The first floor landing provides access to all three bedrooms and the family bathroom, along with a built-in airing cupboard. Bedrooms one and two are generous double rooms positioned to the rear of the property, both enjoying pleasant views over the garden and offering ample space for bedroom furniture. Bedroom three sits to the front aspect and provides a well proportioned single bedroom which could also serve as a study if required. The family bathroom is fitted with a suite comprising a low level WC, wash hand basin and shower cubicle, with complementary tiling completing the room.

Outside:
To the front of the property is an expansive driveway providing off street parking for multiple vehicles, with a carport extending along the side of the house. The rear garden features a paved patio area directly off the property, creating a pleasant space for outdoor seating and entertaining. The remainder of the garden is laid mainly to lawn and enclosed by panel fencing, providing a practical and private outdoor space.

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: 999 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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