



Babbage Grove  
Leighton Buzzard, LU7 3GA

Guide Price £365,000



 **QUARTERS**  
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## Babbage Grove

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We are delighted to offer for sale with this modern three bedroom end of terraced home built in 2019, and situated in this highly desirable development on the edge of the town. The property offers bright and spacious accommodation with generous proportions. Accommodation comprises: Entrance hallway, kitchen/diner, lounge, cloakroom/WC, three generous bedrooms, master-ensuite and a family bathroom, Additional benefits include double glazing, gas heating, rear garden and driveway parking for two cars. Viewing is highly recommended.

### Location:

The highly desirable modern development of Clipstone Park is situated on the outskirts of the historic Market Town of Leighton Buzzard. The development has been laid out with a number of modern homes, each with ample parking with further guest parking on road. Additionally the development benefits from a close proximity to local convenience stores and takeaway food shops, and green spaces. The property is well situated for access to road transport links, with the nearby bypass 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.







### Ground Floor:

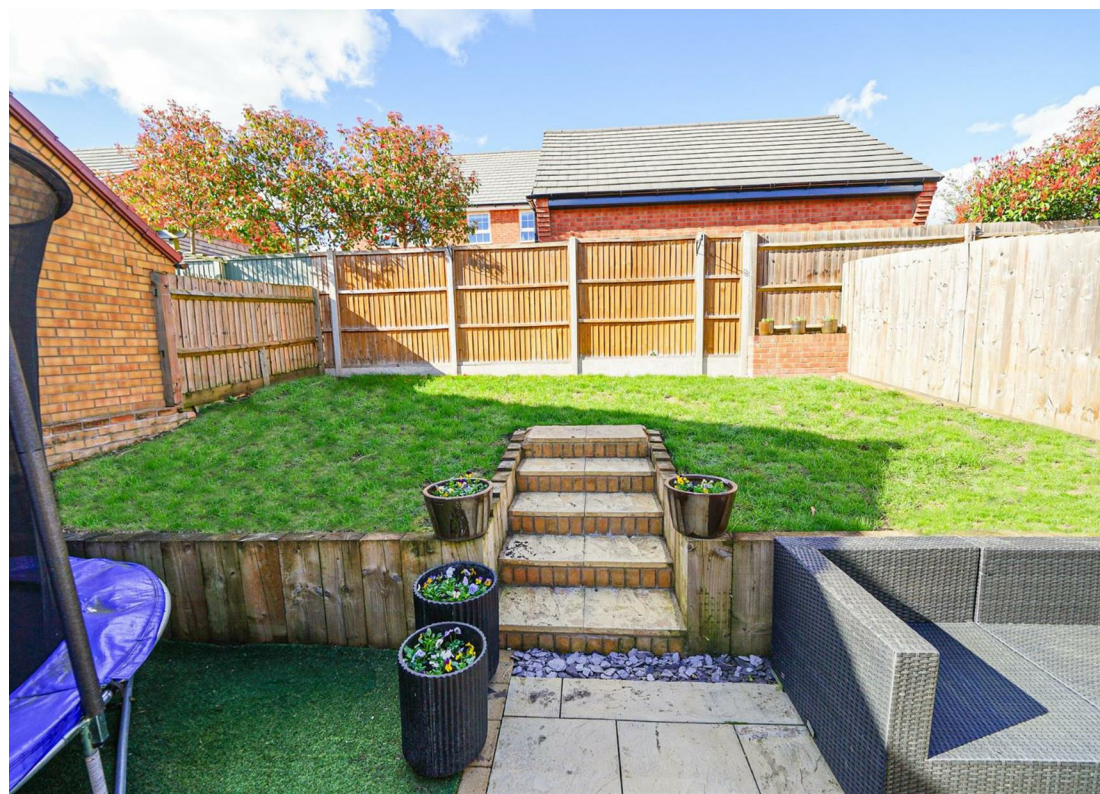
Enter via a composite front door into the hallway, there are stairs leading to the first floor and doors to the lounge, kitchen/dining room and cloakroom/WC. To the right of the hallway, is the cloakroom/WC which comprises of a low level WC and vanity hand wash basin. The kitchen/diner is fitted with a stylish kitchen, which provides plenty of storage and work surface plus a range of integrated appliances. There is plenty of room for a family sized dining table to be arranged. Off the kitchen/diner is a generous cupboard which is perfect for shoes and coats. To the rear is the good sized living room, an abundance of light flows through due to the double glazed patio doors. A range of furniture can easily be arranged within the space and you can enjoy views of the rear garden.

### First Floor:

The bright and airy landing provides access to the three bedrooms, family bathroom and loft. There is also a built-in storage cupboard. The good sizes of all three bedrooms would suit a growing family, with the master bedroom benefitting from an en-suite shower room. and there is plenty of space for a variety of furniture. Bedroom two is a good sized double room. The third bedroom has a built in cupboard and is well suited to accommodate a range of bedroom furniture or would make a perfect study. The family bathroom is fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

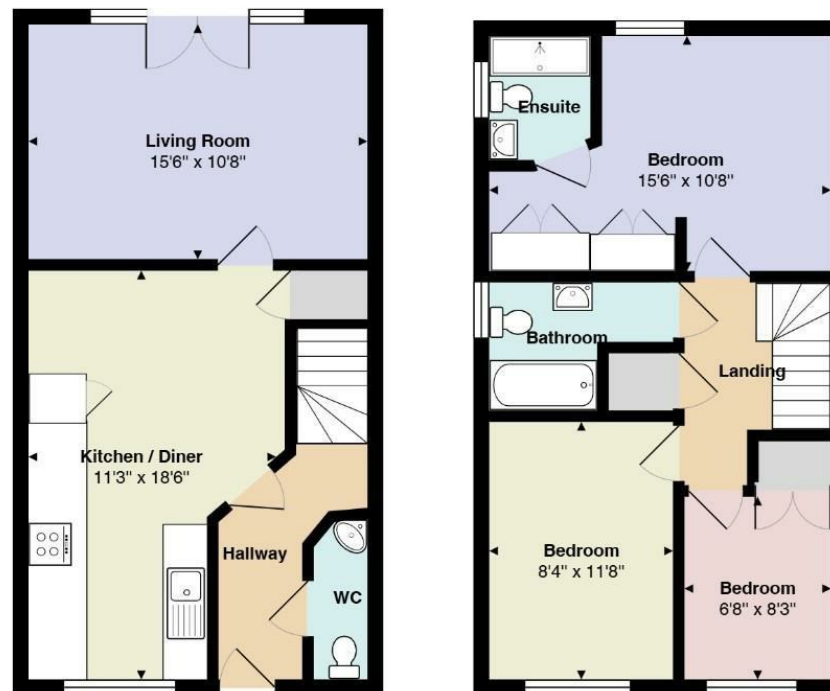
### Outside

To the front of the property is a path leading to the front door with shingled borders. The driveway is tucked to the side, extending to the gate which leads to the garden. The enclosed garden is situated off the living room, and is laid mainly to lawn with a paved patio area adjacent to the house.



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: 908 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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