



Lactans Edge
Leighton Buzzard, LU7
Offers In Excess Of £425,000



EST. 2011
Q QUARTERS
ESTATE AGENTS

Lactans Edge, Leighton Buzzard, LU7 9SY

Quarters are delighted to offer for sale this modern three bedroom detached family home, ideally situated in a popular residential setting within walking distance of local shops and amenities. The property is presented to the market in excellent order, with the current owners installing Amtico flooring throughout the ground floor, providing bright and airy accommodation comprising: Entrance hallway, lounge, kitchen/dining room, utility room, cloakroom/WC, three bedrooms (master with en-suite shower room) and family bathroom. Additional benefits include double glazing, gas central heating and garage, driveway parking and landscaped rear garden. Viewing is highly recommended.

Entrance Hall:

Enter via composite front door. Single panel radiator. Amtico flooring. Stairs to first floor. Doors to lounge and kitchen/dining room.

Lounge:

18'5 x 10'3
Double glazed window to front aspect. Double glazed doors to garden. Amtico flooring. Television point. Telephone point.

Kitchen/Dining Room:

18'5 x 9'6
Three double glazed windows to dual aspects. Two single panel radiators. Amtico flooring. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Space for fridge freezer and dishwasher. Integrated oven and four ring gas hob with hood over. Tiling to water sensitive areas. Recessed lighting. Door to:

Utility Room:

6'2 x 5'3
Double glazed door to garden. Single panel radiator. Amtico flooring. Central heating boiler. Fitted work surface with cupboard under and space for washing machine and tumble dryer. Door to:

Cloakroom/WC:

Single panel radiator. Amtico flooring. Fitted suite comprising: Low level WC and pedestal wash hand basin with tiled splashback.

First Floor:

Landing:

Double glazed window to rear aspect. Single panel radiator. Airing cupboard. Loft access. Doors to bedrooms and family bathroom.

Master Bedroom:

18'5 x 10'3
Two double glazed windows to dual aspects. Two single panel radiators. Fitted wardrobes. Door to:

En-Suite:

Double glazed window to front aspect. Chrome heated towel rail. Fitted suite comprising: Low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas.

Bedroom Two:

10'8 x 8'5
Double glazed windows to dual aspects. Single panel radiator.

Bedroom Three:

9'2 x 7'6
Double glazed window to side aspect. Single panel radiator.

Family Bathroom:

Double glazed window to front aspect. Chrome heated towel rail. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas.

Outside:

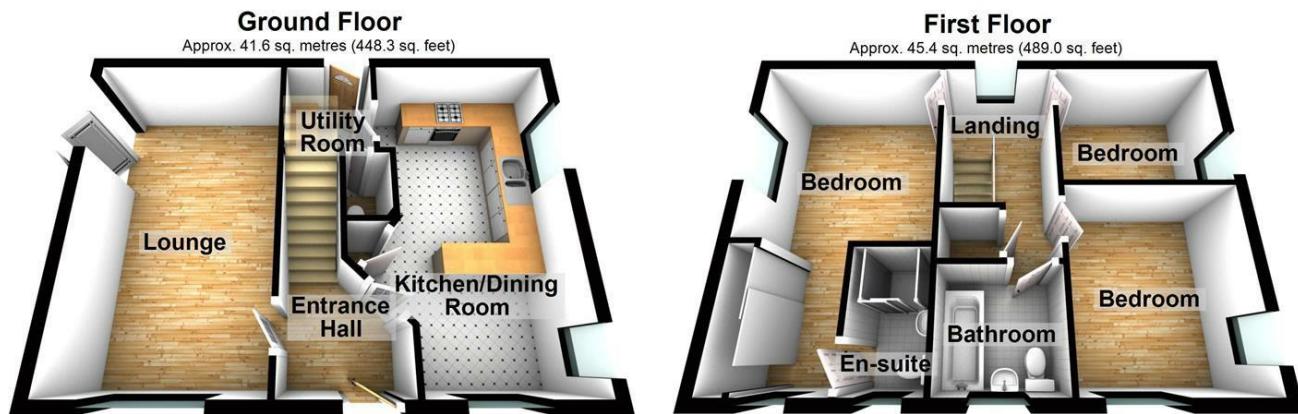
Front:

Rear Garden:

Garage:
19'11 x 9'10
Access via up and over garage door. Power and lighting.

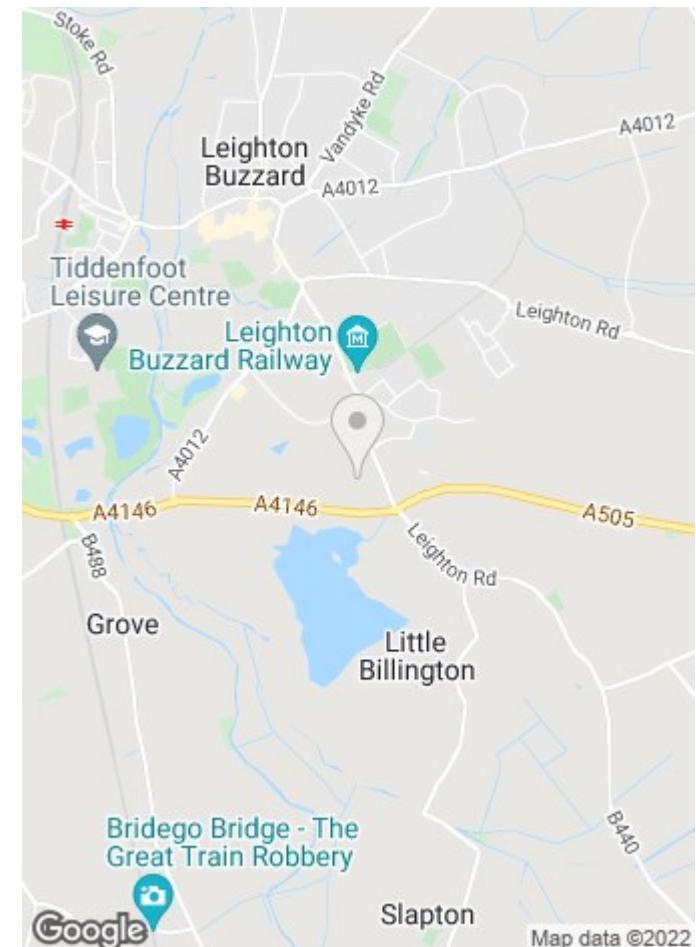
Agent's Note:
This is a freehold property. Council Tax Band: E

Floor Plan



Total area: approx. 87.1 sq. metres (937.3 sq. feet)

Map



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