



Morse End
Leighton Road, LU7 3RD

Offers In Excess Of £350,000



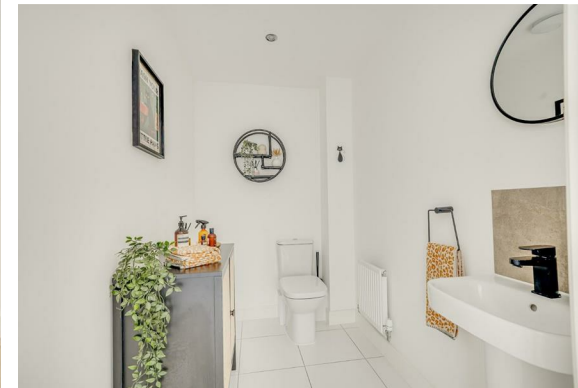
Morse End

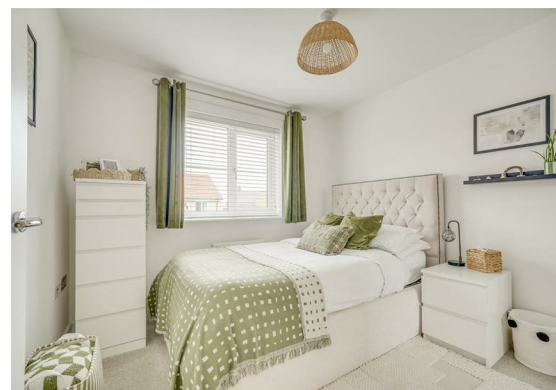
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We are delighted to offer for sale this immaculately presented three bedroom mid terrace family home, situated within a quiet cul-de-sac on the highly sought-after Clipstone Park development. The property is presented to an exceptional standard throughout and offers bright, stylish and well balanced accommodation ideally suited to modern living, with a spacious kitchen/dining room, ensuite to the master bedroom and a private rear garden. Additional benefits include off-road parking for two cars and a boarded loft space. Viewing is highly recommended to fully appreciate the finish, setting and lifestyle this home has to offer.

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 executive homes, each with ample driveway 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 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. 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:

The property is entered via a welcoming entrance hall which provides access to the main ground floor accommodation and immediately reflects the excellent presentation found throughout the home. The lounge is positioned to the front and offers a bright and comfortable reception space with ample room for a variety of seating arrangements. To the rear, the kitchen/dining room spans the width of the property and forms the heart of the home, fitted with a modern range of wall and base level units alongside integrated appliances and generous work surface space. There is ample room for a family sized dining table, while patio doors open directly onto the rear garden, creating an excellent indoor to outdoor connection ideal for entertaining during the warmer months. A cloakroom/WC and useful understairs storage complete the ground floor accommodation.

First Floor:

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. The master bedroom benefits from a contemporary ensuite shower room, while the remaining bedrooms offer flexibility for family living, guests or home working. The family bathroom is fitted with a modern white suite and finished in a clean contemporary style.

Outside:

To the front, the property benefits from off-road parking for two cars and enjoys a tucked away position within the cul-de-sac, enhancing the sense of privacy. The rear garden has been arranged to provide a pleasant and usable outdoor space, featuring a patio area ideal for seating and outdoor dining with the remainder laid mainly to lawn. A garden shed provides additional storage plus there is gated access.



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: 962 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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