



Lactans Edge

Leighton Buzzard, LU7 9SY

Price £315,000



QUARTERS
YOUR NEXT MOVE

Lactans Edge

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We are delighted to offer for sale this modern two double bedroom home, situated in desirable tucked-away position on this popular modern development. Roman Gate offers a variety of local shops, amenities and green spaces. The property is well proportioned and offers modern convenience, with bright and airy accommodation comprising: Entrance hallway, cloakroom/WC, 15ft lounge, kitchen/dining room, two double bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, two allocated parking spaces and generous landscaped rear garden. Viewing is highly recommended.

Location:

Lactans Edge is located on the sought-after Roman Gate development, offering excellent access to both local amenities and transport links. Leighton Buzzard is a historic market town known for its reasonably priced housing and great access to the countryside. 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 motorway. The area is served by Leighton Buzzard railway station in Linslade, which provides non-stop commuting services to London Euston in as little as 30 minutes. Residents can enjoy the famous Grand Union Canal for peaceful walks, fishing, and waterside pubs, as well as the nearby 400-acre Rushmere Country Park. The town operates a three-tier education system, and the home falls within sought-after school catchment areas

Ground Floor:

The accommodation is entered via a composite front door into a welcoming entrance hall, where stairs rise to the first floor and doors lead to the cloakroom/WC and lounge. Vinyl flooring and coordinated décor flow throughout the ground floor, creating a cohesive and low-maintenance living space. The lounge is positioned to the front aspect and offers ample room for a range of furniture, further benefitting from a generous built-in storage cupboard. A door leads through to the kitchen/dining room which spans the full width of the property at the rear. The kitchen is fitted with a modern range of wall and base level units and includes integrated appliances such as a dishwasher, fridge freezer, washing machine, oven and four-ring gas hob with extractor hood over. There is ample space for a dining table, well positioned to enjoy views over the rear garden through double glazed French doors.





First Floor:

To the first floor is a landing providing access to the loft space, both bedrooms and the family bathroom. Both bedrooms are well presented and comfortably proportioned, offering flexibility for bedroom, guest or home working use. The principal bedroom faces the front aspect and includes a useful built-in storage cupboard, whilst the second bedroom overlooks the rear garden. The family bathroom is centrally located and fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over.

Outside:

Externally, the property features a neat frontage with a pathway leading to the front door, while a side passage provides gated access to the rear garden. The rear garden enjoys a paved patio area directly off the kitchen/diner, with the remainder mainly laid to lawn, complemented by a timber shed and an additional shingled seating area at the rear. The property further benefits from two allocated parking spaces, adding to the overall convenience of this attractive home.



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



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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