



Meadow Way
Leighton Buzzard, LU7
Price **£144,000**



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ESTATE AGENTS

EST. 2011

Meadow Way, Leighton Buzzard, LU7 0TG

Quarters are delighted to offer for sale this three bedroom semi-detached home located on this popular modern development in the sought after village of Wing, available with 40% share and above, on the shared ownership scheme. The property provides generous accommodation comprising: Entrance hall, lounge/dining room, kitchen/breakfast room, cloakroom/WC, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, gas central heating, private rear garden and driveway parking. Viewing is highly recommended.

Entrance Hall:

Enter via double glazed front door. Single panel radiator. Wood effect flooring. Built in storage cupboard. Fitted under-stairs storage. Doors to lounge/dining room, kitchen/breakfast room and cloakroom/WC.

Lounge/Dining Room:

Double glazed doors to garden. Double glazed window to rear aspect. Two single panel radiators. Wood effect flooring. Television point.

Kitchen/Breakfast Room:

15'6" x 7'8"
Double glazed window to front aspect. Single panel radiator. Ceramic tile floor. 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. Integrated washing machine, oven and four ring gas hob with hood over. Space for fridge freezer and tumble dryer. Recessed lighting. Tiling to water sensitive areas.

Cloakroom/WC:

Double glazed window to front aspect. Single panel radiator. Ceramic tile floor. Fitted suite comprising: Low level WC and pedestal wash hand basin within Fitted vanity unit. Tiling to water sensitive areas.

First Floor:

Landing:

Loft access. Airing cupboard. Doors to bedrooms and family bathroom.

Master Bedroom:

10'5" x 8'5"
Double glazed window to front aspect. Single panel radiator.

En-suite:

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

Bedroom Two:

11'1" x 8'6"
Double glazed window to rear aspect. Single panel radiator. Telephone point.

Bedroom Three:

10'4" x 7'0"
Double glazed window to rear aspect. Single panel radiator.

Family Bathroom:

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

Outside:

Front:

Paved patio area with path to front door. Driveway parking for two cars. Gated access to rear.

Rear Garden:

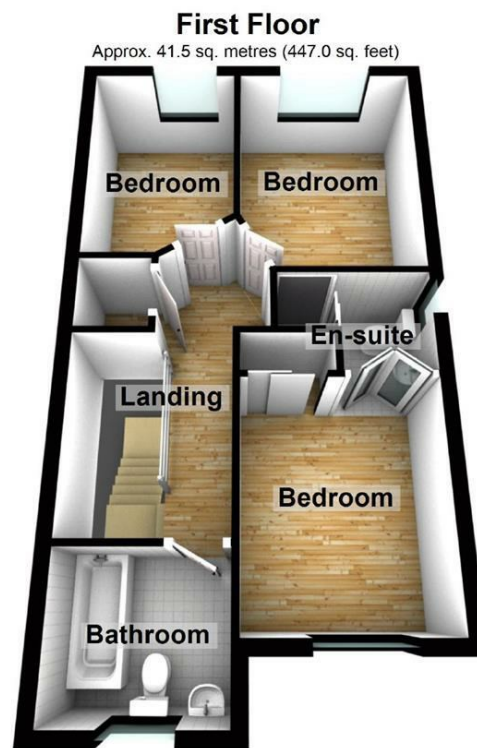
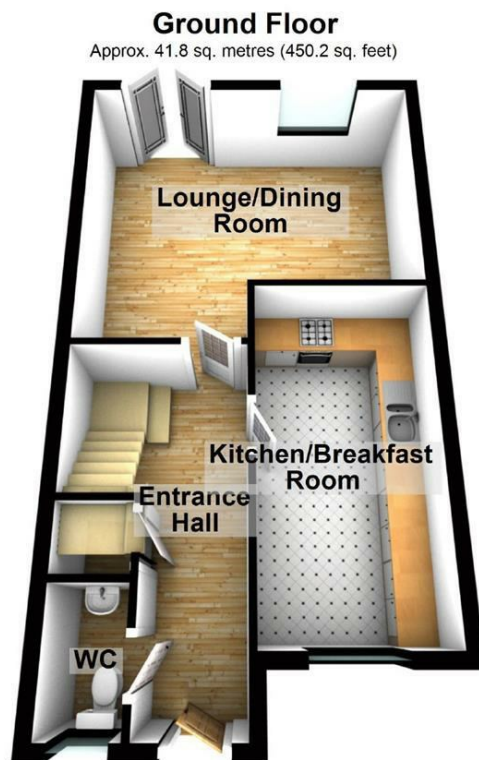
Private rear garden with Indian sandstone patio area and remainder laid mainly to lawn. Path leading to UPVC clad workshop and storage shed.

Lounge/Dining Room:

15'9" (Max) x 14'0" (Max)
Double glazed doors to garden. Double glazed window to rear aspect. Two single panel radiators. Wood effect flooring. Television point.

Agents Note:

The vendor advises that based on 40% ownership, rent of approximately £560pcm is due on the remainder. Whilst under shared ownership the property is Leasehold, with 122 years remaining. Staircasing is available and once 100% is reached the freehold is available.



Total area: approx. 83.4 sq. metres (897.2 sq. feet)



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: info@quartersestateagents.co.uk

www.quartersestateagents.co.uk

