



Vicarage Gardens
Leighton Buzzard, LU7
Guide Price £475,000



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ESTATE AGENTS

EST. 2011

Vicarage Gardens, Leighton Buzzard, LU7 2LL

*** VIDEO VIEWING ***

Quarters are delighted to offer for sale this four bedroom detached family home located in this popular close which is just a few minutes walk from the mainline Train Station and within catchment area of sought after schooling. The property is presented to the market in superb decorative order with accommodation comprising: Entrance hallway, cloakroom/WC, lounge, dining room, refitted kitchen, four bedrooms (master with en suite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, garden, garage and driveway parking. Viewing is highly recommended to appreciate the finish and setting of this property.

Entrance Hall:

Entry via double glazed front door. Double panel radiator. Wood flooring. Stairs to first floor. Doors to Cloakroom/WC and Lounge.

Cloakroom/WC:

Double glazed window to front aspect. Single panel radiator. Fitted white suite comprising of: Low Level WC and wash hand basin with tiled splash backs.

Lounge:

13'4" x 11'7"
Double glazed boxed bay window to front aspect. Double panel radiator. Wood floor. Television Point. Telephone point. Coving to ceiling. Recessed lighting. Built in cupboard. Double doors to Dining Room. Door to Kitchen.

Dining Room:

11'6" x 9'9"
Double glazed sliding door to garden. Single panel radiator. Wood flooring. Coving to ceiling. Recessed lighting.

Kitchen:

12'10" x 11'8"
Double glazed door to garden. Double glazed window to rear aspect. Double panel radiator. Fitted kitchen comprising stainless steel one and a half bowl sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Spaces for range cooker, dishwasher, washing machine, full height fridge and full height freezer. Tiling to water sensitive areas. Ceramic tiled floor. Recessed lighting.

First Floor:

Landing:

Doors to all bedrooms and family bathroom. Access to loft.

Master Bedroom:

13'4" (Into bay) x 11'7"
Double glazed box bay window to front aspect. Single panel radiator. Door to:

En Suite:

Double glazed window to side aspect. Single panel radiator. Fitted suite comprising of: Low level WC vanity wash hand basin and double shower cubicle. Shaving point. Tiling to all walls.

Bedroom Two:

11'9" x 8'5"
Double glazed window to rear aspect. Single panel radiator.

Bedroom Three:

11'7" x 8'5"
Double glazed window to rear aspect. Single panel radiator.

Bedroom Four:

8'6" x 7'8"
Double glazed window to front aspect. Single panel radiator. Airing cupboard.

Bathroom:

Double glazed window to side aspect. Heated towel rail. Refitted suite comprising low level WC, vanity wash hand basin and panel bath with shower over. Tiling to all walls.

Outside:

Front:

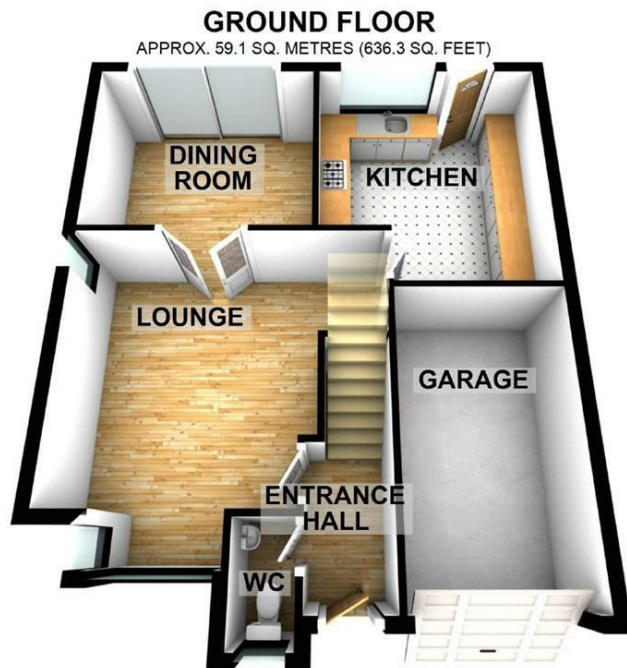
Block paved driveway with parking for two cars extending to garage and front door. Shrub borders. Gated access to rear garden.

Rear:

Landscaped rear garden with paved, lawn & flower bed borders. Timber shed. Gated access top to front.

Garage:

Access via up and over garage door. Power. Lighting. Central heating boiler.



TOTAL AREA: APPROX. 111.1 SQ. METRES (1196.1 SQ. FEET)



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