Meadow Way

Leighton Buzzard, LU7 3XS

Price £290,000

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QUARTERS
YOUR NEXT MOVE

Meadow Way

Leighton Buzzard, LU7 3XS

We are delighted to offer for sale this well presented three bedroom terraced family home, situated within a popular residential area of Leighton Buzzard and backing onto open playing fields. The property offers well balanced accommodation ideally suited to modern living, with a spacious kitchen/dining room, bright lounge and a south-westerly facing rear garden, making it an excellent choice for first time buyers, families or investors. Additional benefits include renewed double glazed windows and door, renewed electrical consumer unit, modern boiler, communal parking and a convenient location within easy reach of the town centre. Viewing is highly recommended to fully appreciate the setting and layout this home has to offer.

Location:
Meadow Way is a well established residential setting, popular with families due to its proximity to local parks, schooling and everyday amenities. The town centre is within easy reach, offering a range of shops, cafés and leisure facilities, while nearby bus routes provide additional convenience. For commuters, Leighton Buzzard mainline station offers direct services into London Euston, with further road connections available via the A5 and M1. The property also benefits from a pleasant outlook, backing onto open playing fields.

Ground Floor:
The property is entered via an entrance porch, providing a practical space for coats and shoes before leading through to the main living accommodation. The lounge is positioned to the front and offers a well proportioned reception space with room for a variety of furniture arrangements, with stairs rising to the first floor. To the rear, the kitchen/dining room spans the width of the property and provides a bright and sociable space, with ample room for a family dining table and direct access to the rear garden, enhancing the connection between indoor and outdoor living. The kitchen is fitted with a modern range of wall and base level units, offering good storage and work surface space for day-to-day use.

First Floor:
The first floor landing provides access to three bedrooms and the family bathroom. The bedrooms offer flexibility for family living, guest accommodation or home working, while the bathroom is fitted with a three piece suite comprising a low level WC, wash hand basin and panel bath with shower over.

Outside:
The rear garden enjoys a south-westerly aspect, ensuring sunlight throughout the day, and is designed for ease of maintenance with patio areas creating ideal spaces for outdoor seating and dining. A particular feature is the direct access onto the playing fields beyond, providing an open outlook and a sense of space, with no properties immediately behind. A brick-built outbuilding offers useful additional storage. There is communal parking to the rear.

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: 868 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk