



## Babbage Grove

Leighton Buzzard, LU7 3GA

Price **£425,000**



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**QUARTERS**

YOUR NEXT MOVE

# Babbage Grove

Leighton Buzzard, LU7 3GA

Quarters are delighted to offer for sale with no upper chain, this modern three bedroom detached family home which is situated on the popular Clipstone Park development, built in 2020. This well presented property provides bright and spacious accommodation comprising: Entrance hall, 17ft lounge, 17ft kitchen/diner, utility room, cloakroom/WC, three bedrooms (master with en-suite), and a family bathroom. Additional benefits include double glazing, gas central heating, garage, driveway parking and a landscaped enclosed rear garden. Viewing is highly recommended.

### 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 modern homes, each with ample 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:

Enter via a composite front door into the hallway, which sits centrally on the ground floor. There are stairs leading to the first floor and doors to the lounge, kitchen/dining room and cloakroom/WC. To the right of the hallway, the 17ft dual aspect lounge provides plenty of space for a range of living room furniture, and is a noticeably bright room. The 17ft kitchen/dining room is fitted with a modern kitchen, which provides plenty of storage and work surface plus a range of integrated appliances. There is also space for a fridge freezer. Plenty of room remains for a family sized dining table to be situated adjacent to the French doors, giving access and views of the rear garden. Off the kitchen is a utility room with spaces for a washing machine and tumble dryer. There is a built-in storage cupboard under the stairs, and a courtesy door leads to the driveway.





#### First Floor:

The bright and airy landing is central to the first floor, and provides access to the four bedrooms, family bathroom and loft. There is also a built-in storage cupboard. The good sizes of all three bedrooms would suit a growing family, with the master bedroom benefitting from an en-suite shower room. and there is plenty of space for a variety of furniture. Bedroom two includes a built-in airing cupboard and is a good sized double room. The third bedroom is also larger than usual, and is well suited to accommodate a range of bedroom furniture. The family bathroom is fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

#### Outside:

To the front of the property is a path leading to the front door with shingled borders. The driveway is tucked behind, extending to the garage, and there is gated access to the garden. The wall enclosed garden is situated off the kitchen, and is laid mainly to lawn with a paved patio area adjacent to the house.

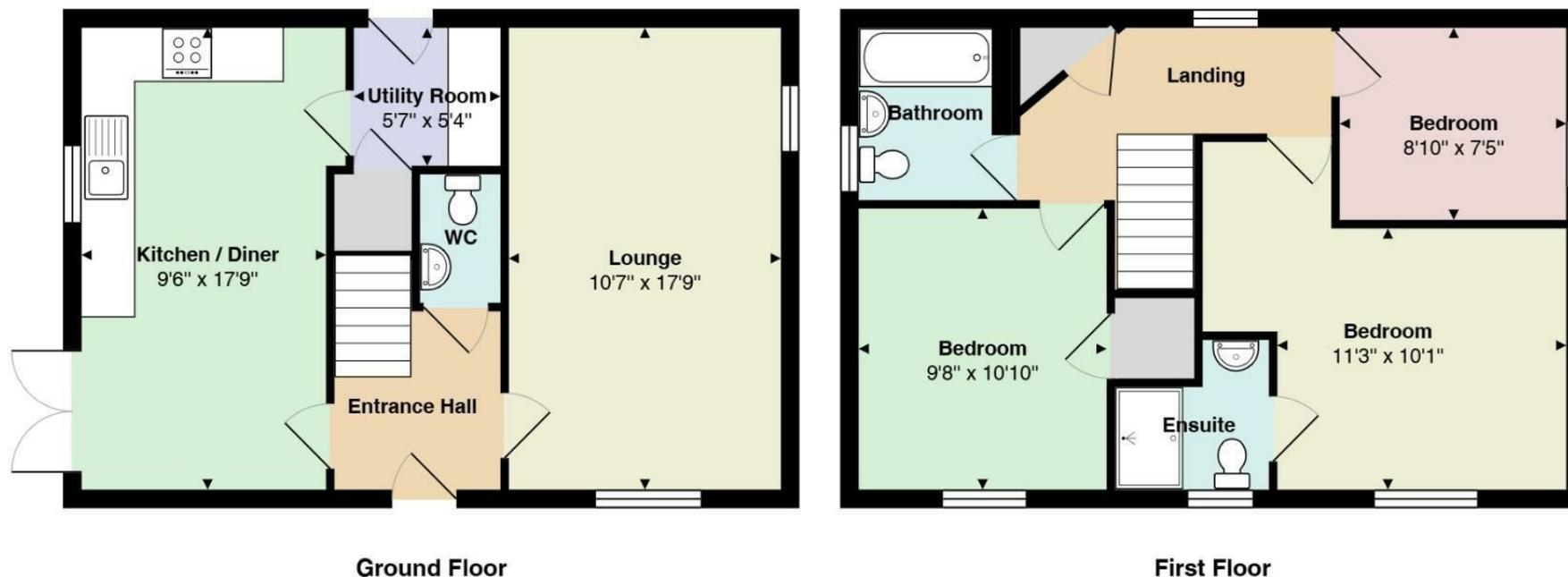
#### Garage & Parking:

Situated to the side of the property is a garage with double length driveway parking to the front. The garage is accessed via an up and over garage door and is supplied with power and lighting. There is potential for storage to the eaves.



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: 971 ft<sup>2</sup>

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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