



Mannock Way, Leighton Buzzard

Offers In Excess Of £340,000





## Mannock Way, Leighton Buzzard

THREE BEDROOM HOUSE | TWO ALLOCATED PARKING SPACES | EN-SUITE TO MASTER BEDROOM | POPULAR BILLINGTON PARK AREA | QUIET CUL DE SAC LOCATION | ENSUITE TO MASTER BEDROOM | PRIVATE REAR GARDEN

M & M Properties are pleased to offer for sale this well presented THREE BEDROOM TOWNHOUSE, situated in a QUIET CUL DE SAC location on the Popular BILLINGTON PARK in Leighton Buzzard.



### Location

Billington Park is a popular non-through development which was first established approximately 20 years ago and has many desirable features to include parks, a local Co-op as well as the central Astral Park. The development is situated on the edge of Leighton Buzzard which is located in close proximity to the town centre with easy access to linking roads to include the A4146, A421, A5 and M1. The town centre itself offers a wide range of local amenities to include shops, supermarkets, pubs, restaurants as well as a twice weekly charters market.

### Accommodation

The property is highly spacious throughout, with the accommodation set over three floors. The ground comprises of an entrance hallway, downstairs WC, a Kitchen with space for appliances, as well as a further Living/Dining

room across the back. Stairs rise up to the first floor landing which provides access into the first two Bedrooms and the family Bathroom. Stairs then lead up to the top floor with a Master Bedroom with fitted double wardrobes as well as an ensuite shower room.

### Garden & Exterior

The property has a small front garden space. The rear garden is low maintenance and fully enclosed by timber fencing, consisting also of a patio area, artificial lawn and also a timber decking area to the rear.

### Parking

To the front of the property there are two allocated parking spaces.

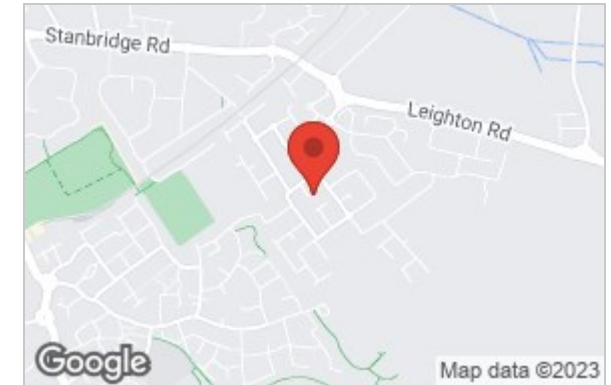
### Tenure

We as agents can confirm this property is Freehold.

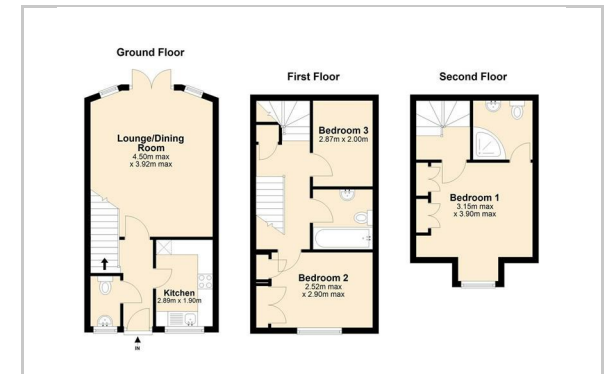
### Council Tax Band

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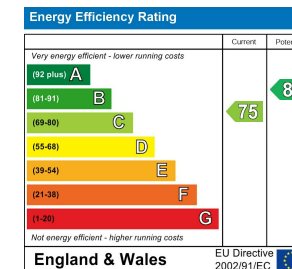
## Area Map



## Floor Plan



## Energy Efficiency Graph



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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