



Nelson Road, Leighton Buzzard, LU7 3EE

£400,000

4 2 3 c

- Extended Family Home
- Four Bedrooms
- Large Rear Garden
- Driveway Parking for Up to Four Vehicles
- Downstairs Shower Room with Upstairs Bathroom
- Kitchen with Utility Area
- Living Room with Separate Dining Space
- Short Walk into Town Centre of Leighton Buzzard
- Great For Commuting to M1 & A5
- Within Excellent School Catchments

Situated in a popular location is this extended and much improved four bedroom semi detached family home, with over 1,050 square feet of accommodation and a generous sized plot.

Nestled right on the edge of Leighton Buzzard town centre, the home combines convenience with modern comforts just a short stroll to local shops and the main high street, excellent transport links, and scenic parks, while also sitting within catchment for some of the area's most highly regarded schools. It's the ideal setting for families who want the best of both worlds.

The property boasts good sizes rooms, set over two floors totalling over 1,050 square feet and a large loft space for storage.

To the ground floor there is an entrance hallway, separate dining and living areas, a kitchen with a utility area and a downstairs shower room.

Stairs rise up to the first floor landing with four bedrooms and the family bathroom.

The property rests on a good sized plot, with the front having a large shingle driveway providing off road parking for four or five vehicles. There is side access into the back garden through a side gate.

To the rear of the property is a generous low maintenance garden, mainly laid to lawn with a timber patio seating area, decorative shingle and planted borders.

Council Tax Band C

### 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.

