

Connells

St Georges Close
LEIGHTON BUZZARD

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LEIGHTON BUZZARD LU7 1ZX

for sale from
£325,000







Property Description

Step inside to discover a light and airy open-plan living and dining room, creating a welcoming space for both relaxing and entertaining. Filled with natural light, this versatile living area flows seamlessly through to the rear garden, making it perfect for modern family living.

Outside, the garden has been thoughtfully designed for low-maintenance enjoyment, featuring attractive astro turf and a smart, well-kept finish, providing an ideal space to unwind or entertain guests.

Completing the ground floor is a perfectly compact kitchen, fitted with a range of modern units and contemporary fixtures and fittings, offering everything needed for day-to-day convenience.

Upstairs, the property benefits from three bedrooms and a family bathroom, providing flexible accommodation that will appeal to growing families, first-time buyers, and those seeking space to work from home.

With the added advantage of driveway parking and a convenient location within easy walking distance of Leighton Buzzard's town centre, shops, amenities and transport links, this attractive home is an excellent opportunity for first-time buyers looking to take their first step onto the property ladder.

Early viewing is highly recommended.

Entrance Hall

Radiator.

Lounge/Diner

2 double glazed windows. 2 Radiators. Under stair storage. Patio doors to garden. Laminate flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Plumbing for washing machine. Space fridge freezer. Integrated electric hob with extractor fan over. Integrated oven. Radiator. Boiler. 1 bowl stainless steel sink and drainer. Tiled flooring.

Landing

Loft access. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Built in storage. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin in vanity unit. Tiled flooring.

Front Garden

Block paved driveway with parking for 2 cars.

Rear Garden

Artificial grass. Patio area. Side access. Shed. Wooden panelled fencing to borders.







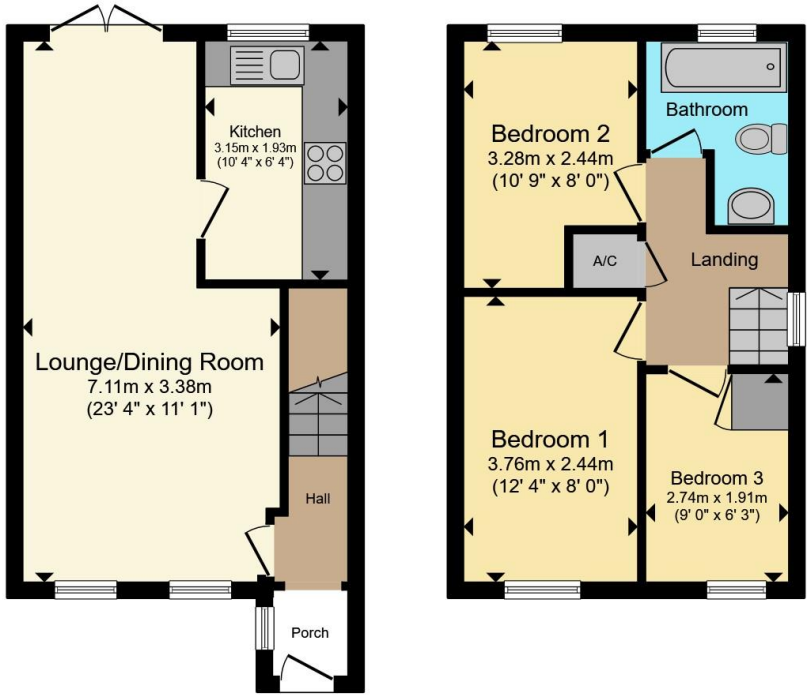












Ground Floor **First Floor**

Total floor area 60.7 m² (653 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311715

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