



Lactans Edge, Leighton Buzzard, LU7 9SY

welcome to

Lactans Edge, Leighton Buzzard

Situated on the popular ROMAN GATE DEVELOPMENT within walking distance of a LOCAL SAINSBURY and with GOOD TRANSPORT LINKS to the A5 is this WELL PRESENTED, END-TERRACE family home. Highlights include: lounge, kitchen/diner, downstairs cloakroom, bathroom, garden and off road parking.

Entrance Hall

Double glazed door to the front, spotlights and stairs to the first floor. Doors to the Cloakroom and Lounge.

Cloakroom

Wash hand basin and WC. Spotlights and double glazed 'frosted' window to the front.

Lounge

15' 1" x 9' 5" (4.60m x 2.87m)

Storage cupboard, radiator and double glazed window to the front.

Kitchen / Diner

12' 8" x 8' (3.86m x 2.44m)

Partially tiled, fitted kitchen with a mix of wall cupboards with lighting and base units with work surface over, sink with drainer and integrated oven plus hob with glass splash back and extractor over. Integrated washing machine and fridge/freezer. Central heating boiler, spotlights and double glazed door leading out to the garden.

First Floor

Landing

Stairs from the ground floor, spotlights, loft access and doors to all rooms.

Bedroom One

12' x 8' 6" (3.66m x 2.59m)

Storage cupboard, radiator and two double glazed windows to the front.

Bedroom Two

12' 9" x 8' 1" (3.89m x 2.46m)

Radiator and double glazed window to the rear.

Bathroom

Wash hand basin set in a vanity unit, WC and bath with mixer taps and dual shower head over. Shaver point , spotlights and double glazed 'frosted' window to the side.

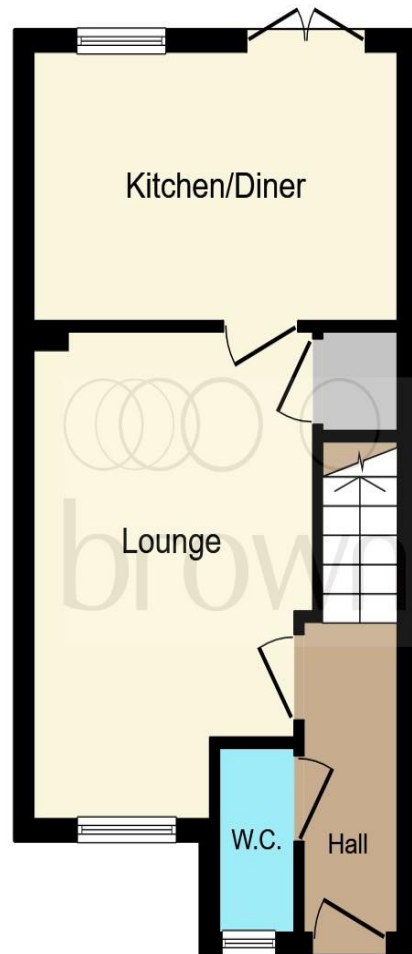
Outside

Rear Garden

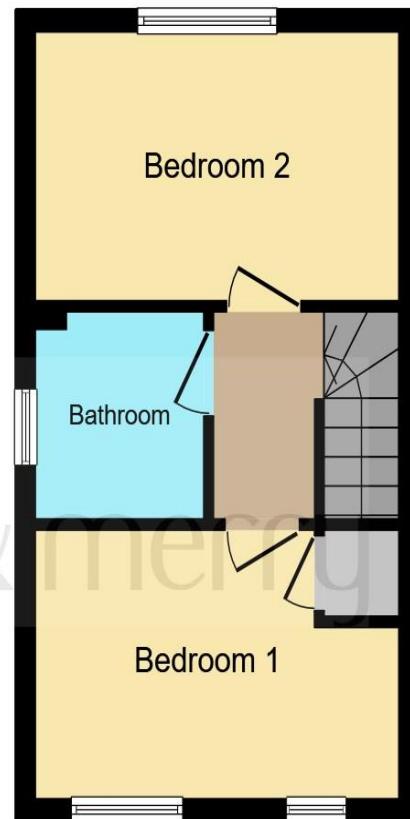
Low maintenance, mainly laid to lawn with patio area, outside tap, outside electric socket plus light and shed. Gated side access.

Parking

Two allocated parking spaces.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Lactans Edge, Leighton Buzzard

- TWO BEDROOM END-TERRACE
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: B

£310,000



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Property Ref:
LBZ107872 - 0007

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