



Grebe Drive, Leighton Buzzard, LU7 4BH

welcome to

Grebe Drive, Leighton Buzzard

JUST A SHORT WALK TO THE LAKE! STUNNING HOME IN IMMACULATE CONDITION. If you are looking for a modern yet practical home, then you have to see this. With four bedrooms and excellent living space this home has it all.

Entrance Hall

Double-glazed door to the front, stairs to the first floor, storage cupboard, Amtico flooring and radiator. Doors to the lounge, kitchen/diner, dining room and cloakroom.

Lounge

Double-glazed window with shutters to the front, TV point, electric feature fireplace and radiator. Double-glazed double doors with shutters leading out to the garden.

Dining Room

Radiator and double-glazed window with shutters to the front.

Cloakroom

Partially tiled with a pedestal wash hand basin and low-level WC. Heated towel rail and double-glazed obscured window to the side.

Kitchen/Diner

Fitted with a mix of wall and basin units with work surface over, sink with mixer tap and drainer, integrated eye-level electric double oven and electric hob with extractor fan over. Integrated dishwasher and fridge/freezer. Amtico flooring, radiator, 2 double-glazed windows to the side and a double-glazed window to the front. Door to the utility room.

Utility Room

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer and space for a washing machine. Amtico flooring, radiator and double-glazed window to the side. Double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor, airing cupboard, loft access and double-glazed window to the side. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and double-glazed windows with shutters to the front and rear. Door to the en-suite.

En-Suite

Fully tiled with a pedestal wash hand basin with mixer tap, low-level WC and a shower cubicle. Heated towel rail, extractor fan and double-glazed obscured window with shutters to the rear.

Bedroom Two

Radiator and double-glazed window with shutters to the front.

Bedroom Three

Radiator and double-glazed window with shutters to the side.

Bedroom Four

Radiator and double-glazed window with shutters to the rear.

Bathroom

Fully tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with shower screen and shower over. Heated towel rail and double-glazed obscured window to the side.





Outside Garage

Garage with an electric door and a double-glazed door to the garden.

Rear Garden

Landscaped with mature flower and shrub borders, paved patio areas, small raised artificial grass area and outside tap. Gated side access.

Front Garden

Mainly laid with slate shingle with a path to the front door. Driveway parking to the side.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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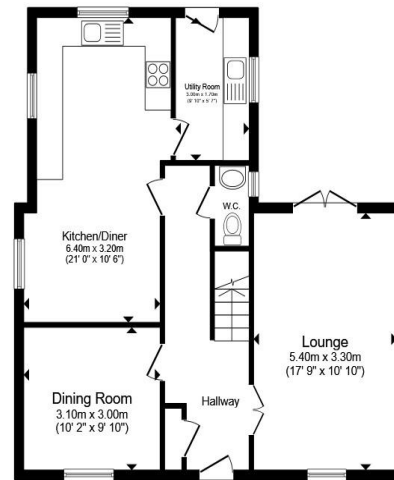
- STUNNING HOME IN UPGRADED SHOW HOME CONDITION
- WALKING DISTANCE TO ASTRAL LAKE
- SEPARATE RECEPTION ROOMS
- STUNNING REAR GARDEN
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: Awaited

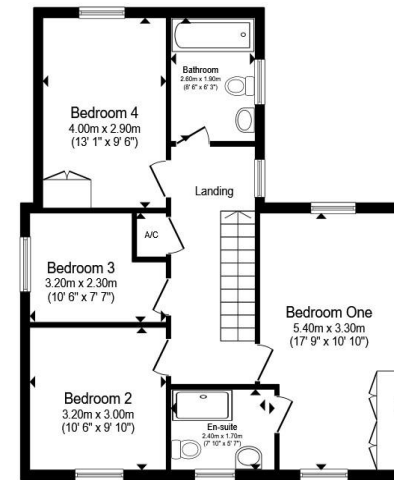
Council Tax Band: E

guide price

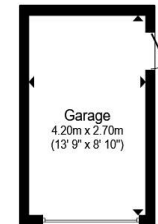
£550,000



Ground Floor



First Floor



Garage

Total floor area 144.4 m² (1,554 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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Property Ref:

LBZ109674 - 0002

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