



**Lindler Court, Leighton Buzzard**  
LU7 1TS

**Offers In Excess Of**  
£125,000



# Lindler Court, Leighton Buzzard

## DESCRIPTION

Nestled in the charming area of Lindler Court, Leighton Buzzard, this well presented end-terrace home offers a perfect blend of comfort and convenience, conveniently located close to the Town Centre and within easy walking distance of the station and popular schools. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space.

The property is the largest type built on this development. Spread across three floors, The layout includes an entrance hall, cloakroom, lounge with bay window and kitchen/dining room with patio doors leading out onto the garden. The first floor boasts the main bedroom with en-suite and a guest bedroom with a further en-suite. The top floor has two double bedrooms and a four piece family bathroom to complete the accommodation.

Outside there is driveway parking for multiple vehicles, garage and a mature enclosed rear garden.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

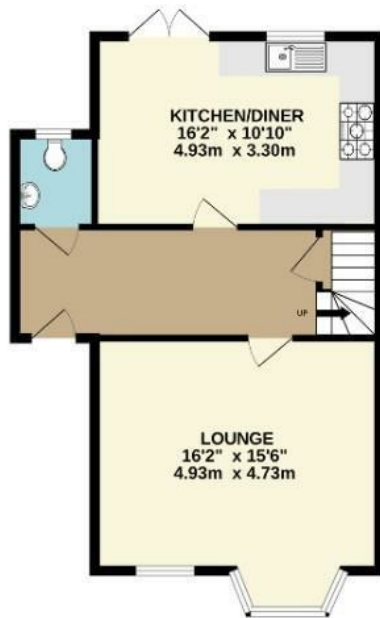
The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.





GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



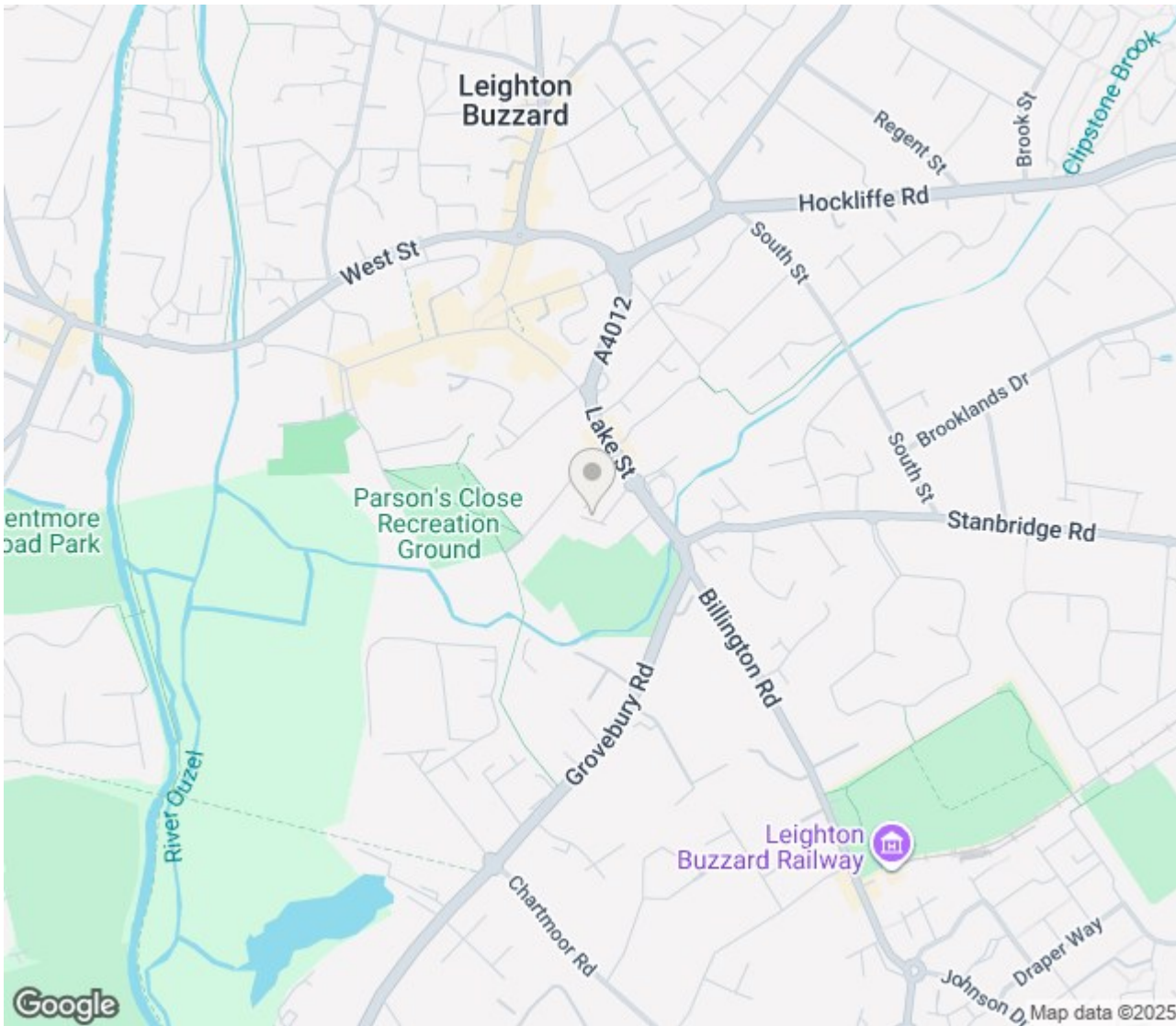
2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



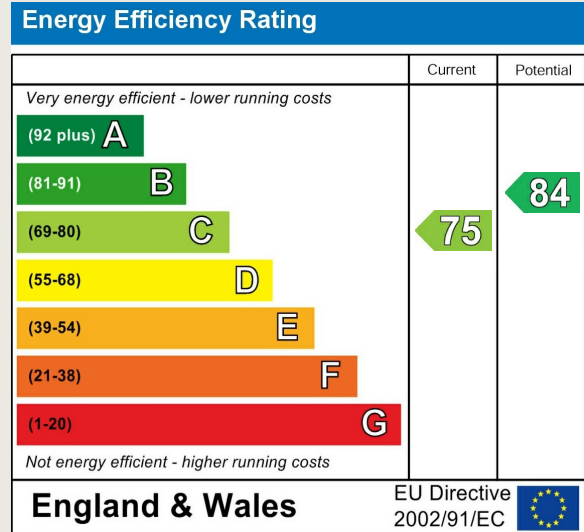
TOTAL FLOOR AREA : 1703 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE



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