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20 The Maltings, Leighton Buzzard, LU7 4BS

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£440,000

Stunning Extended Three-Bedroom Semi-Detached Family Home in Sought-After Leighton Buzzard.

Nestled in a highly desirable area of Leighton Buzzard, this beautifully extended three-bedroom semi-detached home offers a perfect blend of modern living and thoughtful design.

Upon entering, you're welcomed by a spacious entrance hall with stairs leading to the first floor. Off the hallway is a cozy lounge featuring an under-stairs storage cupboard, ideal for keeping everyday essentials tucked away.

The heart of the home is the impressive extended kitchen/dining room. Designed with both style and practicality in mind, it boasts a wide range of wall and base units with sleek quartz worktops and a matching central island. Integrated appliances provide a seamless finish, while a utility cupboard neatly accommodates the washing machine and tumble dryer. French doors open out onto the enclosed rear garden, creating a perfect indoor-outdoor flow.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The principal bedroom benefits from a walk-in wardrobe and a modern en-suite shower room. A stylish three-piece family bathroom serves the remaining bedrooms.

Outside, the property features driveway parking and a detached garage complete with power, lighting, an electric roller door, and loft storage for additional space.

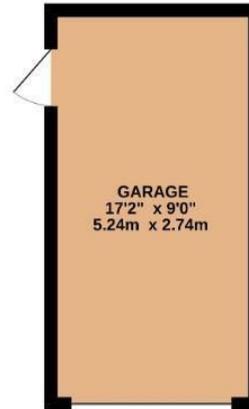
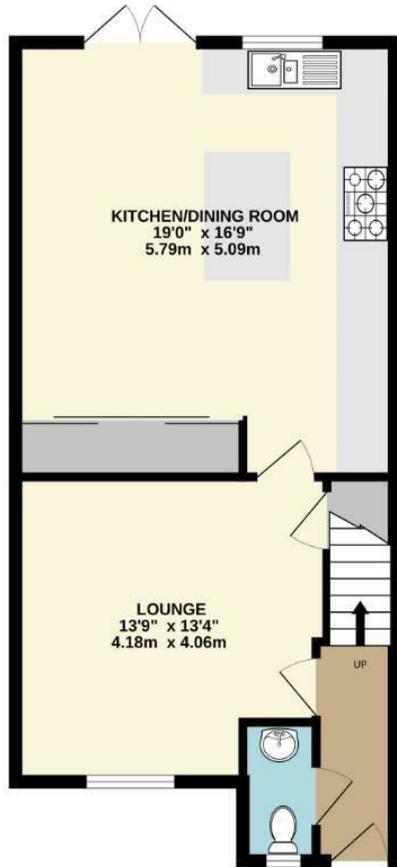
The rear garden has been designed for low maintenance and year-round enjoyment, laid with Astroturf over a crushed granite base to help dissipate heat more efficiently. Additional features include a patio seating area, side gated access, external tap and power points.

Lovingly maintained and thoughtfully upgraded by the current owners, this exceptional home is a true gem, early viewing is highly recommended.

## **Location**

Located within easy reach of Leighton Buzzard Town Centre, the property enjoys excellent transport connections. The mainline railway station is just a short distance away, providing direct links to London Euston in under 35 minutes, while local shops, supermarkets, and amenities are all within walking distance. The area continues to see strong demand for shared housing, making this an attractive proposition for long-term investors.

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 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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