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40 North Court, Leighton Buzzard, LU7 3DJ



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## Offers In Excess Of £350,000

- THREE BEDROOM LINK-DETACHED
- DRIVEWAY PARKING
- DOWNSTAIRS CLOAKROOM
- CLOSE TO THE TOWN CENTRE
- RECENTLY RENOVATED FROM THE CURRENT OWNER
- NO ONWARD CHAIN
- WELL APPOINTED OPEN PLAN KITCHEN/DINING ROOM
- GENEROUS SIZED ENCLOSED REAR GARDEN
- SHORT DISTANCE FROM RUSHMERE COUNTRY PARK
- INTERACTIVE VIRTUAL TOUR

This beautifully renovated link-detached family home offers the perfect blend of style and space, all just a short stroll from the Town Centre. With a private garden and driveway parking to the rear, this property truly ticks all the boxes, and it's available with no onward chain.

This three bedroom home is move-in ready, offering everything you need for comfortable living. A rear service road provides access to the property, where you'll find parking for 2-3 cars plus a carport. The enclosed rear garden is mainly laid to lawn with a seating area and mature flower beds.

Location-wise, this home is ideally situated. It's a short distance to the heart of Leighton Buzzards high street, and mainline station. Rushmere Country Park is also nearby, offering beautiful green spaces to explore.

The layout includes a generous open-plan kitchen diner, a separate living room, a downstairs WC, and entrance halls at both the front and side of the property. Upstairs, you'll find three well-sized bedrooms, a bathroom, and additional storage in the hallway.

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.

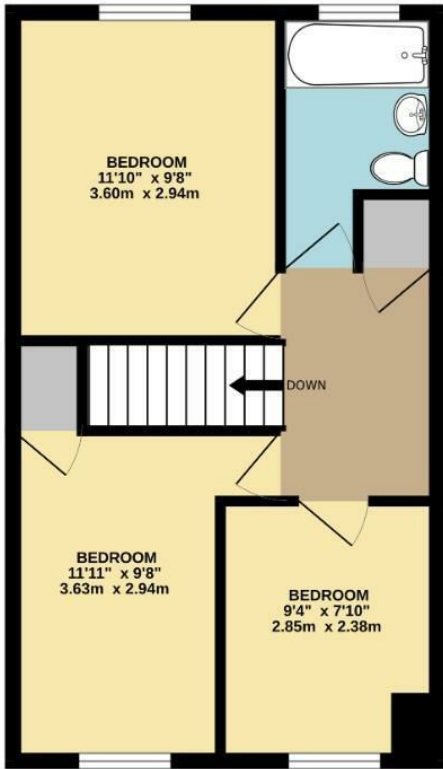
The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

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  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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