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10 The Maltings, Leighton Buzzard, LU7 4BS

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Guide Price £375,000

- WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- WITHIN EASY REACH OF LEIGHTON BUZZARD TOWN CENTRE
- KITCHEN/DINING ROOM WITH DIRECT GARDEN ACCESS
- THREE WELL-PROPORTIONED BEDROOMS, TWO DOUBLES
- DRIVEWAY PARKING AND GARAGE
- HIGHLY DESIRABLE RESIDENTIAL LOCATION
- SPACIOUS AND INVITING LOUNGE
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN WITH PATIO AND DECKING AREAS
- INTERACTIVE VIRTUAL TOUR

Situated within a highly sought-after residential location in Leighton Buzzard, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, complemented by an attractive enclosed rear garden, driveway parking and a garage. Ideally positioned within easy reach of the town centre and its excellent range of amenities, the property is perfectly suited to families and those seeking a well-appointed home in a convenient setting.

Upon entering the property, the entrance hall provides access to a convenient ground-floor cloakroom and the main living accommodation. The spacious lounge offers a comfortable and inviting setting for relaxation, with ample room for a variety of furnishings.

To the rear of the property, the kitchen/dining room provides a wonderful space for both everyday family living and entertaining. Offering ample room for dining, this sociable area enjoys direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles, providing flexible accommodation for growing families, guests or those requiring a dedicated home office. A family bathroom serves all three bedrooms.

Externally, the property benefits from an attractive and fully enclosed rear garden, predominantly laid to lawn and complemented by both patio and decking seating areas. Designed for relaxation and outdoor entertaining, the garden offers an enjoyable space for alfresco dining and family activities.

Further enhancing the appeal of this delightful home is the convenience of driveway parking and a garage, providing valuable off-road parking and additional storage.

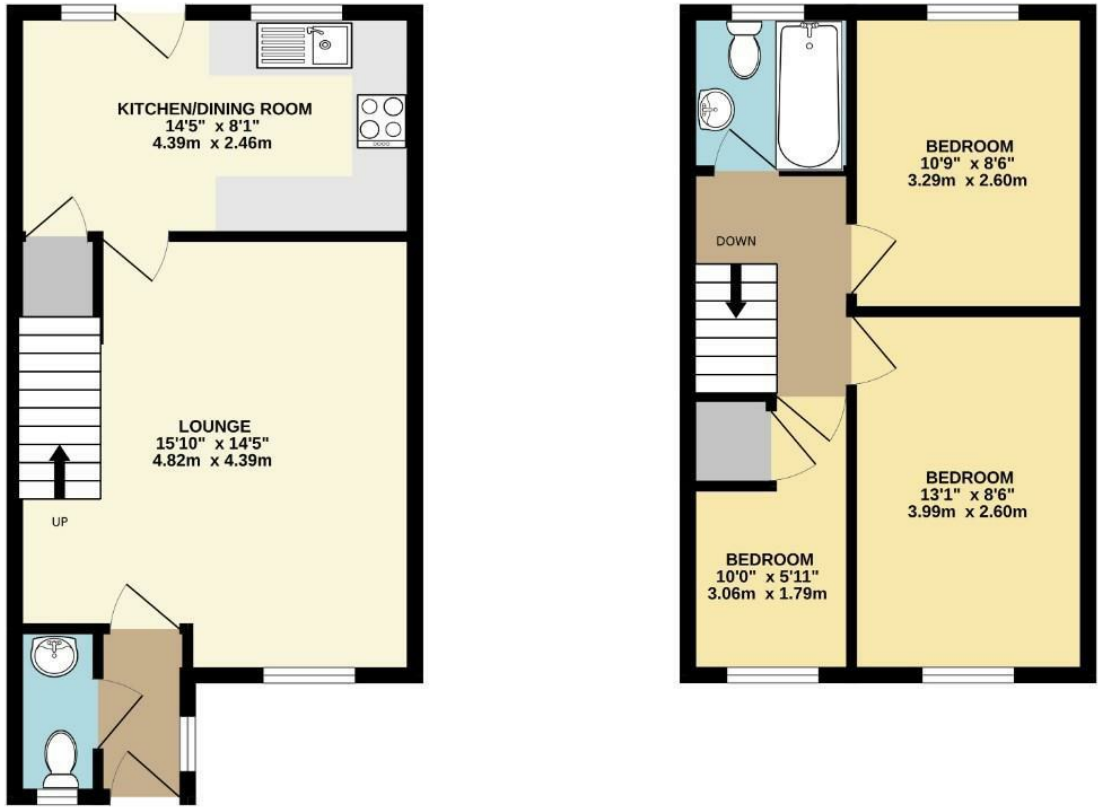
Leighton Buzzard is a thriving and historic market town, renowned for its excellent amenities, attractive surrounding countryside and convenient transport connections. The bustling town centre offers a wide selection of independent boutiques, high-street retailers, cafés, restaurants and traditional public houses, alongside a regular market.

The town also benefits from a variety of well-regarded schools, leisure facilities and picturesque green spaces, including the popular Rushmere Country Park and Grand Union Canal. For commuters, Leighton Buzzard mainline railway station provides direct services into London Euston, while the nearby A5 and M1 offer excellent road connections to surrounding towns and cities.

Combining generous accommodation, attractive outdoor space and a highly convenient location, this charming property presents a wonderful opportunity to enjoy all that Leighton Buzzard has to offer.

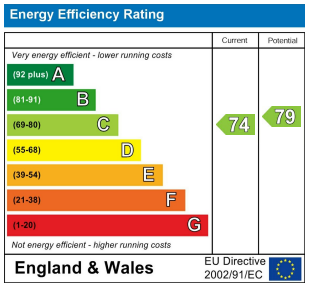
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

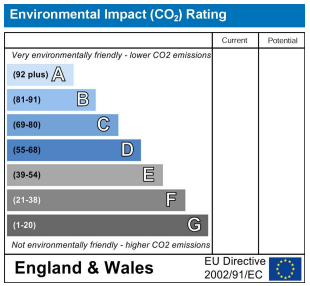
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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SUNSHINE
you make me
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when skies
are grey













