



Plover Road, Leighton Buzzard
LU7 4AW

**Offers In Excess Of
£350,000**



HUNTERS®
HERE TO GET *you* THERE

Plover Road, Leighton Buzzard

DESCRIPTION

Hunters are pleased to offer this three bedroom semi-detached family home, located in the popular Sandhills, Leighton Buzzard.

The property comprises; entrance hall, cloakroom, kitchen/dining room and generous sized lounge. Upstairs there are three bedrooms, en-suite to the main bedroom and family bathroom.

Externally the property offers a low maintenance rear garden, garage and driveway parking for three vehicles.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.



ROOMS

Entrance Hall

Entrance via composite part glazed door. Coir matting. Karndean flooring. Radiator. Stairs rising to first floor.

Cloakroom

White two piece suite comprising; Wash hand basin. W.C. Tiled flooring. Radiator. Double glazed opaque window to front aspect.

Kitchen/Diner

A range of wall and base units with worktop over. Stainless steel sink with drainer. Tiled splash back. Integrated oven with four ring gas hob and extractor above. Space for freestanding fridge/freezer, dishwasher and washing machine. Karndean flooring. Radiator. Double glazed window to front aspect.

Lounge

Karndean flooring. Two radiators. Double glazed window to front aspect. Patio doors to garden.

Landing

Fitted carpet. Radiator. Storage cupboard. Access to loft.

Bedroom One

Fitted carpet. Radiator. Double glazed window to front aspect.

En-suite

White three piece suite comprising; Shower. Wash hand basin. W.C. Chrome heated towel rail. Vinyl flooring. Part tiled walls. Double glazed opaque window to front aspect.

Bedroom Two

Fitted carpet. Radiator. Double glazed window to rear aspect.

Bedroom Three

Fitted carpet. Radiator. Double glazed window to rear aspect.

Family Bathroom

White three piece suite comprising; Panelled bath. Wash hand basin. W.C. Radiator. Vinyl flooring. Part tiled walls. Double glazed opaque window to side aspect.

Frontage

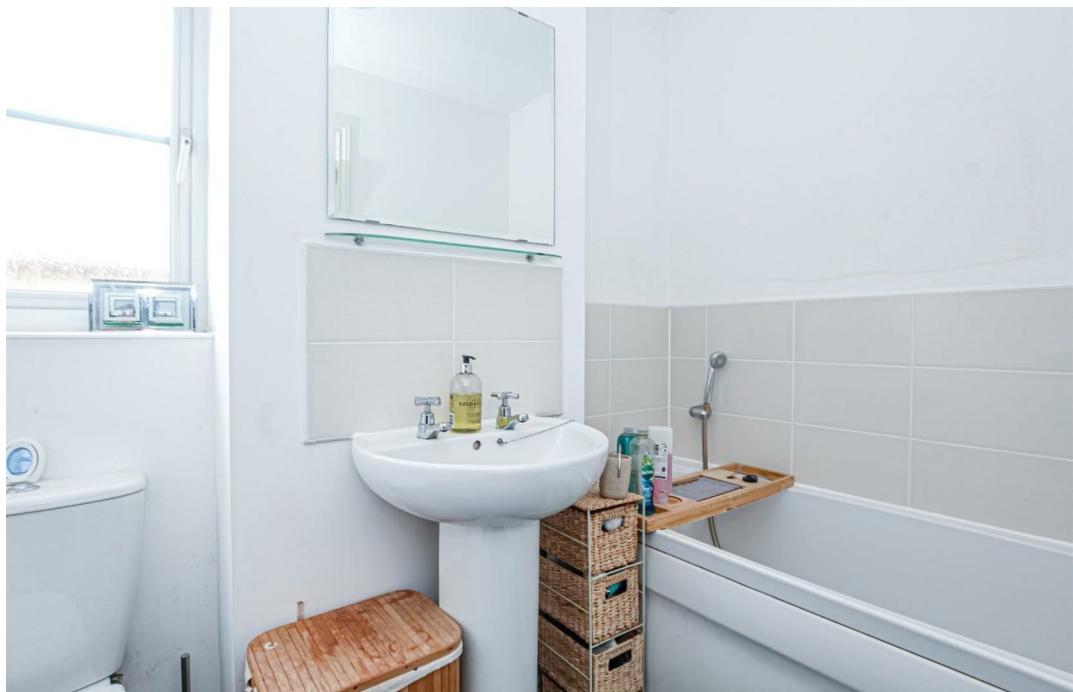
Pathway leading to front door. Mature shrubs. Driveway parking for three vehicles.

Garden

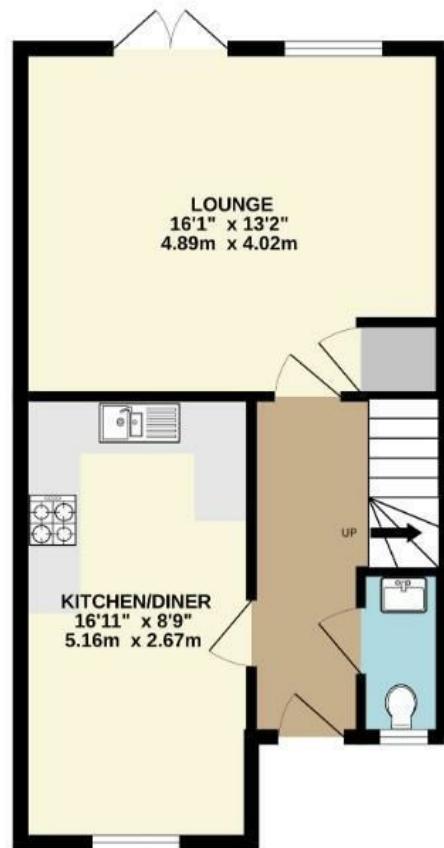
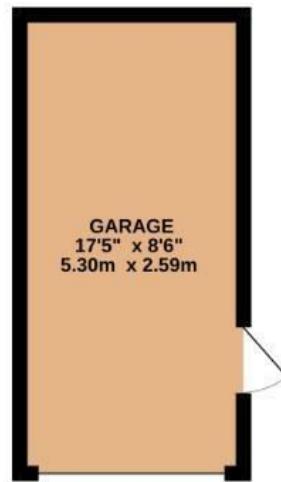
Paved patio area with remainder gravelled. Fully enclosed, surrounded by mature shrubs and bushes. Gated side access. Outside tap. External weatherproof socket.

Garage

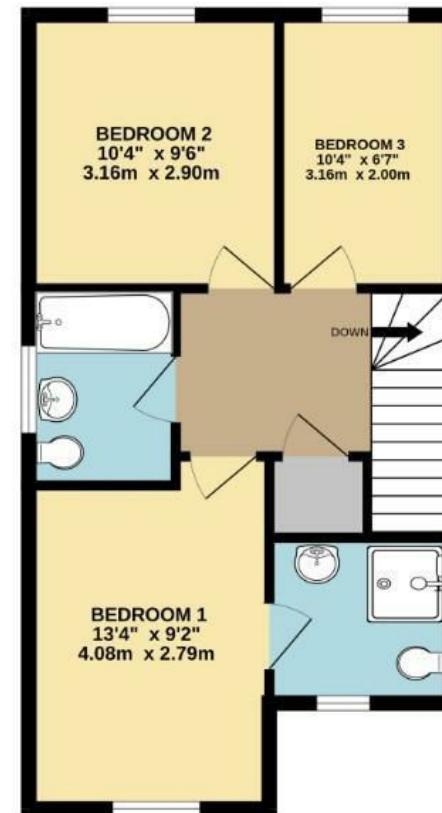
Up and over door. Power and lighting. Personal door.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.

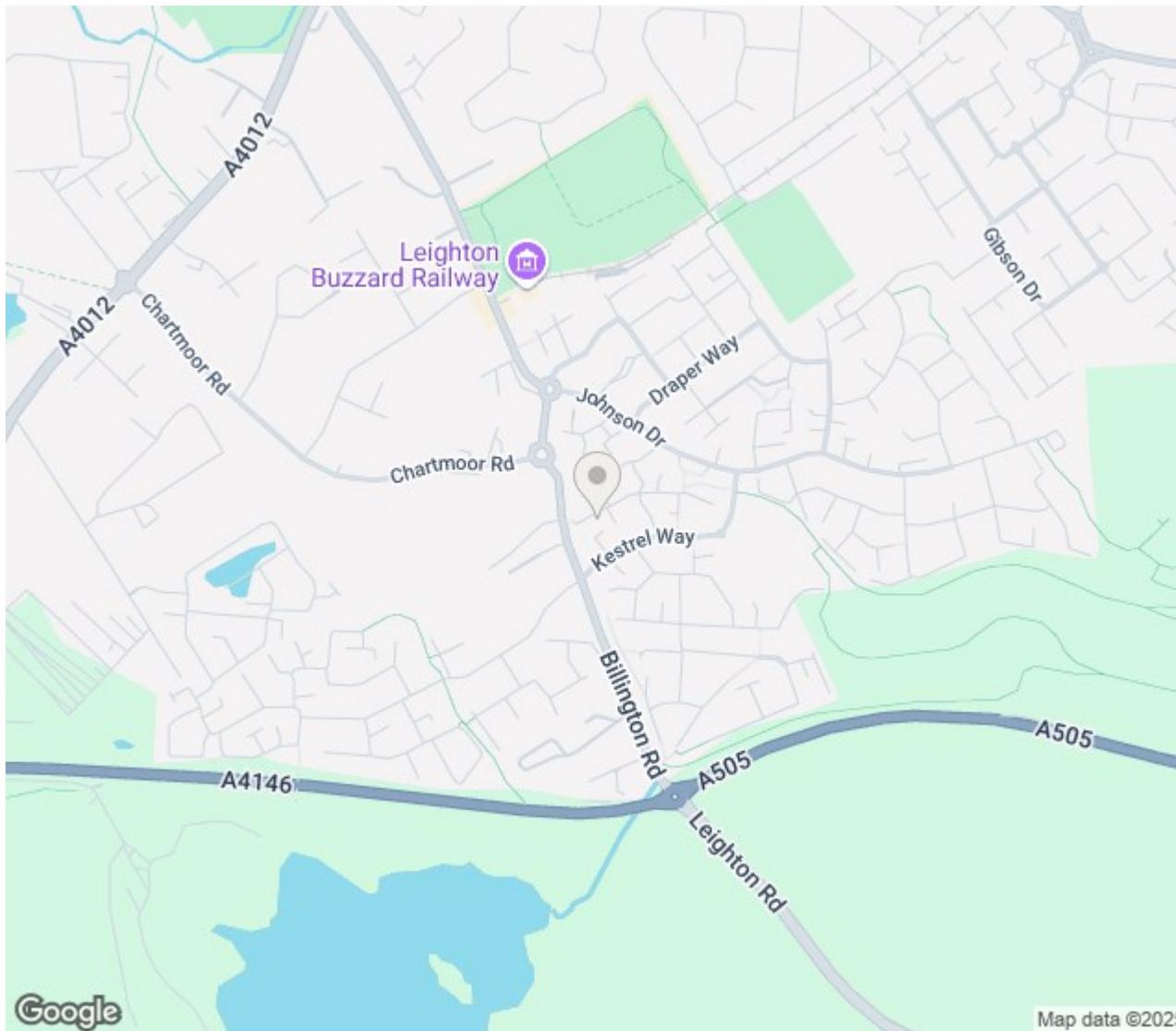


TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.