



Lathwell Way, Leighton Buzzard, LU7 4TY

welcome to

Lathwell Way, Leighton Buzzard

A well-presented four-bedroom DETACHED family home set on a GENEROUS PLOT, featuring a spacious rear garden, separate dining room, single garage, and driveway parking. Ideally suited for modern family living, with well-proportioned accommodation throughout.

Entrance Hall

Double-glazed door to the front, small cupboard, stairs to the first floor and under stairs storage. Doors to cloakroom, lounge, kitchen and dining room.

Cloakroom

Wash hand basin with mixer tap set in a vanity unit and low-level WC. Radiator and extractor fan.

Lounge

Electric fireplace, 2 radiators and double-glazed window to the front. Open arch to the study/playroom.

Study/Playroom

Radiator, telephone point and a light switch to the external garden light. Double-glazed double-doors leading out to the garden.

Dining Room

Radiator and double-glazed window to the front.

Kitchen

Partially tiled, fitted kitchen, with a mix of wall and base units with work top over, 1.5 stainless steel sink with drainer, integrated electric oven and a gas hob with an extractor fan over. Space for a dishwasher and a fridge/freezer. Radiator and double-glazed window to the rear.

Utility Room

Base units with a work top over, space for a washing machine and double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear. Door to the en-suite.

En-Suite

Partially tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC and a shower cubicle. Radiator and double-glazed obscure window to the rear.

Bedroom Two

Radiator and double-glazed window to the front.

Bedroom Three

Built-in storage cupboard, radiator and double-glazed window to the front.

Bedroom Four

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a Wash hand basin with mixer tap set in a vanity unit, low-level WC and bath with shower over. Radiator and double-glazed obscured window to the rear.





Outside Front Garden

Hedging to the front the garden is laid with artificial lawn and a path leading to the front door. Driveway providing off-road parking to the side in front of the garage.

Rear Garden

Enclosed by a mix of mature shrubs and fencing the garden is laid with artificial grass with a patio area and mature flower and shrub borders. A shed and access to the garage.

Garage & Parking

Garage with a roller door and rear access to the garden. Driveway providing off--road parking for 2 cars.



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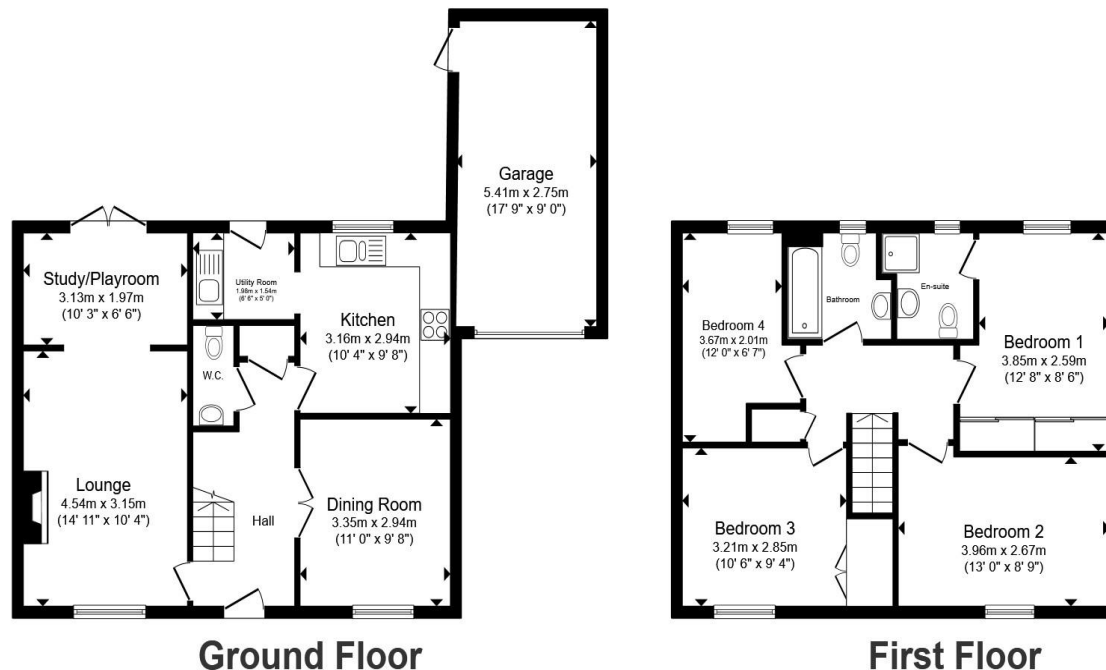
Lathwell Way, Leighton Buzzard

- NO ONWARD CHAIN
- FOUR-BEDROOM DETACHED
- GENEROUS SIZED PLOT
- MODERN DEVELOPMENT
- GOOD TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£485,000



Total floor area 124.5 m² (1,340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBZ109848 - 0003

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