



Mercury Way, Leighton Buzzard, LU7 3UZ

welcome to

Mercury Way, Leighton Buzzard

NO CHAIN! Ideal home situated in the popular Planets area offering a flowing accommodation, ideal for entertaining or family use. with scope to extend STPP this property could be the perfect personal project!

Entrance Porch

Double-glazed door to the front and double-glazed window to the front. Glazed door to the lounge.

Lounge

TV point, stairs to the first floor, under stairs storage cupboard, gas fireplace, carpet, radiator and double-glazed window to the front.

Kitchen/Diner

Partially tiled, fitted kitchen, with a mix of wall and base units with work top over, sink with drainer, integrated electric oven and gas hob with extractor fan over. Washing machine and fridge/freezer. Central heating boiler, carpet, radiator and dining table and chairs. 2 double-glazed windows to the rear and a double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor, carpet, loft access and double-glazed window to the side.

Bedroom One

Radiator, carpet and double-glazed window to the front.

Bedroom Two

Radiator carpet and double-glazed window to the rear.

Bedroom Three

Airing cupboard, radiator and double-glazed window to the front.

Bathroom

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

Outside Garage

Garage with up & over door.

Front Garden

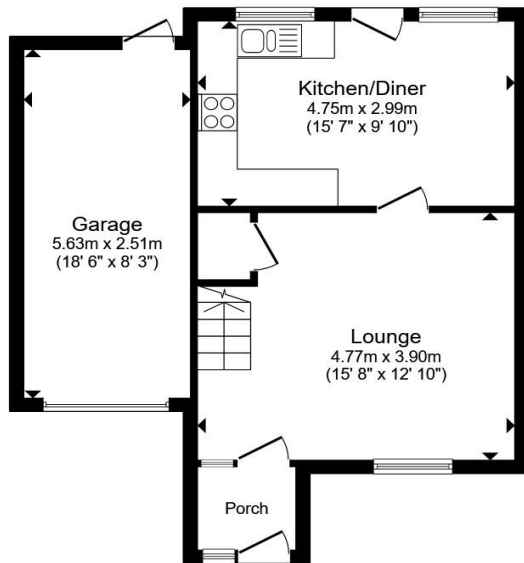
Mainly laid to lawn with mature shrub borders. Gravel driveway providing off-road parking.

Rear Garden

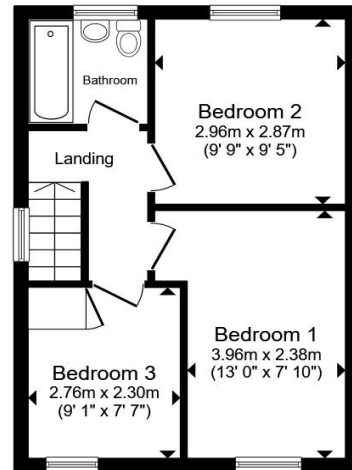
Enclosed by hedging the garden is mainly laid to lawn.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 84.5 m² (909 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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Leighton Buzzard

- NO CHAIN
- CUL DE SAC
- GARAGE AND DRIVE
- KITCHEN/DINER
- SCOPE TO EXTEND STPP

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price
£325,000



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Property Ref:
LBZ109759 - 0008

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