

Connells

Plover Road
Leighton Buzzard

Plover Road
Leighton Buzzard LU7 4AW

for sale offers in excess of
£325,000







Property Description

This well-presented two-bedroom semi-detached home offers comfortable and practical living, ideal for first-time buyers, downsizers, or investors.

The property benefits from off-road driveway parking and is double-glazed throughout.

On entering, the hallway leads to a convenient downstairs cloakroom/WC. The lounge is a bright and welcoming space, featuring useful under-stairs storage and patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow.

The kitchen is well equipped with integrated appliances, including a dishwasher and washing machine, offering both style and functionality.

Upstairs, there are two well-proportioned bedrooms, both of which benefit from fitted wardrobes, providing ample storage. The accommodation is completed by a family bathroom. Additionally, the property features a fully boarded loft with ladder access, offering excellent extra storage space.

Externally, the rear garden is mainly laid to lawn with a patio area, perfect for outdoor seating and entertaining. Further benefits include an outdoor tap, ideal for garden maintenance.

A well-maintained home in a desirable setting.

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.

Entrance Hall

Radiator.

Cloakroom

Double glazed window. WC. Wash hand basin. Radiator.

Lounge

Patio doors. Radiator. Under stairs storage. Carpeted flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. 1.5 bowl stainless steel sink and drainer. Integrated oven. Integrated hob with cookerhood over. Integrated washing machine. Integrated dishwasher. Space for fridge freezer. Tiled flooring.

Landing

Loft access (fully boarded with ladder). Carpeted flooring.

Bedroom One

Double glazed window. Fitted wardrobe. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Partly tiled walls. Vinyl flooring,

Outside

Front Garden

Shingle area. Mature bush. Pathway to front door. Driveway to side. Access to rear garden.

Rear Garden

Block paved patio. Gated access to front. Laid to lawn. Mature shrubs. Wooden panelled fencing and brick wall to borders. Outside tap.







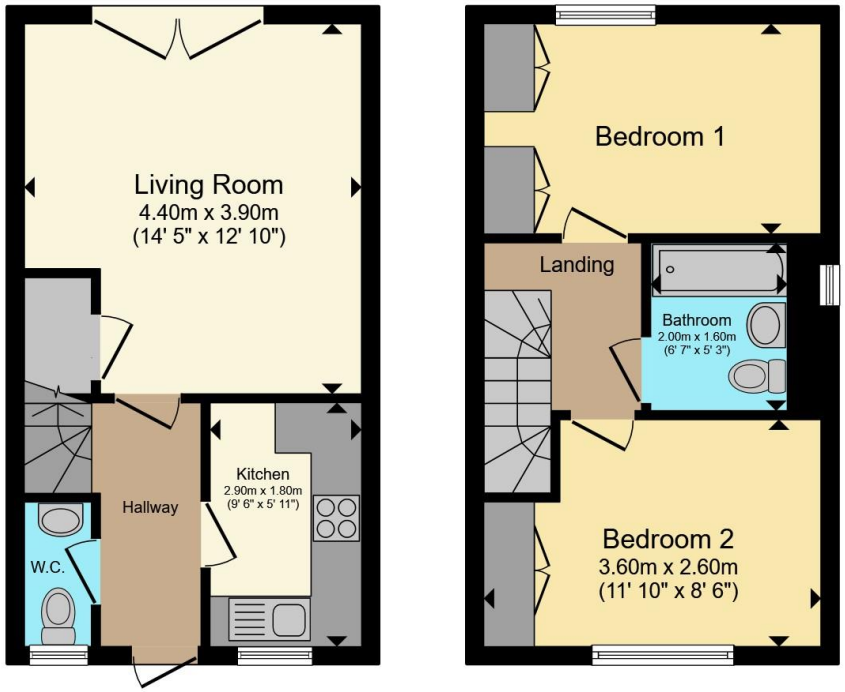









Toilet Nanny



Ground Floor **First Floor**

Total floor area 59.2 m² (637 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

Connells

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311621

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