

Connells

Feronia Mead
LEIGHTON BUZZARD

Feronia Mead
LEIGHTON BUZZARD LU7 9SF

for sale
£345,000







Property Description

Offered with no upper chain, this immaculately presented three-bedroom semi-detached home is situated in a quiet cul-de-sac on the popular Roman Gate development. Built in 2015, the property provides modern, well-balanced accommodation ideal for family living.

The ground floor features an entrance hallway, cloakroom/WC, a modern fitted kitchen with integrated appliances, and a spacious lounge/dining room to the rear with French doors opening onto the garden.

Upstairs offers three well-proportioned bedrooms (two doubles and a good-sized single) along with a family bathroom finished with a contemporary suite.

Externally, the property benefits from a landscaped rear garden with patio and lawn, as well as a covered carport and driveway parking for two vehicles.

The location provides excellent access to local amenities, schooling, transport links, and Leighton Buzzard train station, with fast connections into London Euston.

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

Coir matting. Radiator. Tiled flooring.

Cloakroom

Dual aspect double glazed window. WC. Wash hand basin. Radiator. Tiled flooring. Partly tiled walls.

Lounge

Double glazed french doors to rear. Double glazed window. Under stairs storage. Radiator. Carpeted flooring,

Kitchen

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

Landing

Double glazed window. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted

flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Heated towel rail radiator. Partly tiled walls. Laminate flooring.

Outside

Front Garden

Gravel area. Pathway to front door.

Rear Garden

Patio area. Laid to lawn. Shed. Side access.

Parking

Carport.







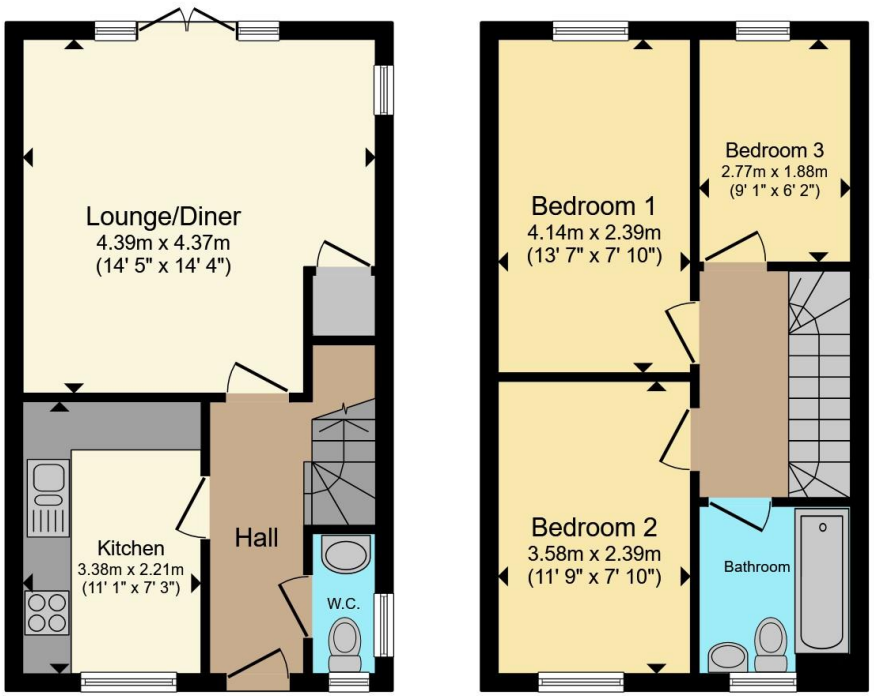












Ground Floor **First Floor**

Total floor area 68.8 m² (740 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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311661

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.