

Connells

Cetus Crescent
Leighton Buzzard

Cetus Crescent
Leighton Buzzard LU7 3NL

for sale
£370,000







Property Description

Situated on the highly sought-after Planets Estate, this beautifully presented three-bedroom detached family home has been lovingly maintained by the current owners and offers spacious, practical accommodation ideal for modern family living.

The property benefits from a garage with an electric up-and-over door, together with driveway parking to the front. Inside, the home offers well-proportioned living accommodation throughout, perfectly suited to growing families.

A landscaped rear garden, has been thoughtfully designed to create an attractive outdoor entertaining space. Featuring raised decking with power supply and external electrics, the garden provides the perfect setting for relaxing, dining, and socialising throughout the year.

Ideally positioned within walking distance of schools catering for all ages, as well as local amenities and transport links, this is an excellent opportunity to purchase a superb family home in a highly desirable location.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These antimoney laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Additional charges (if applicable): £25 + VAT per giftor

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.

Entrance Hall

Hallway with doors to cloakroom, living room and kitchen. Stairs to first floor.

Cloakroom

Window. Low level W/C. Wash hand basin

Living Room / Diner

Window to front. Patio doors to rear. Carpet. Radiator.

Kitchen

Fitted with a range of wall mounted and floor standing units with work surfaces over. Window over looking garden. Door to side leading to garden. Space for appliances. Sink and drainer unit.

Landing

Doors to bedrooms and bathroom. Airing Cupboard. Loft access.

Bedroom One

Window. Carpet. Radiator

Bedroom Two

Window. Carpet. Radiator.

Bedroom Three

Window. Carpet. Radiator.

Bathroom

Outside

Front Garden

Laid to lawn. Path way leading to entrance.

Rear Garden

Laid to lawn with raised decking area complete with lighting and electrics. Gated access. Access to garage via service door.

Garage

Power and light. Electric up and over door.

Parking

Parking for one to two vehicles







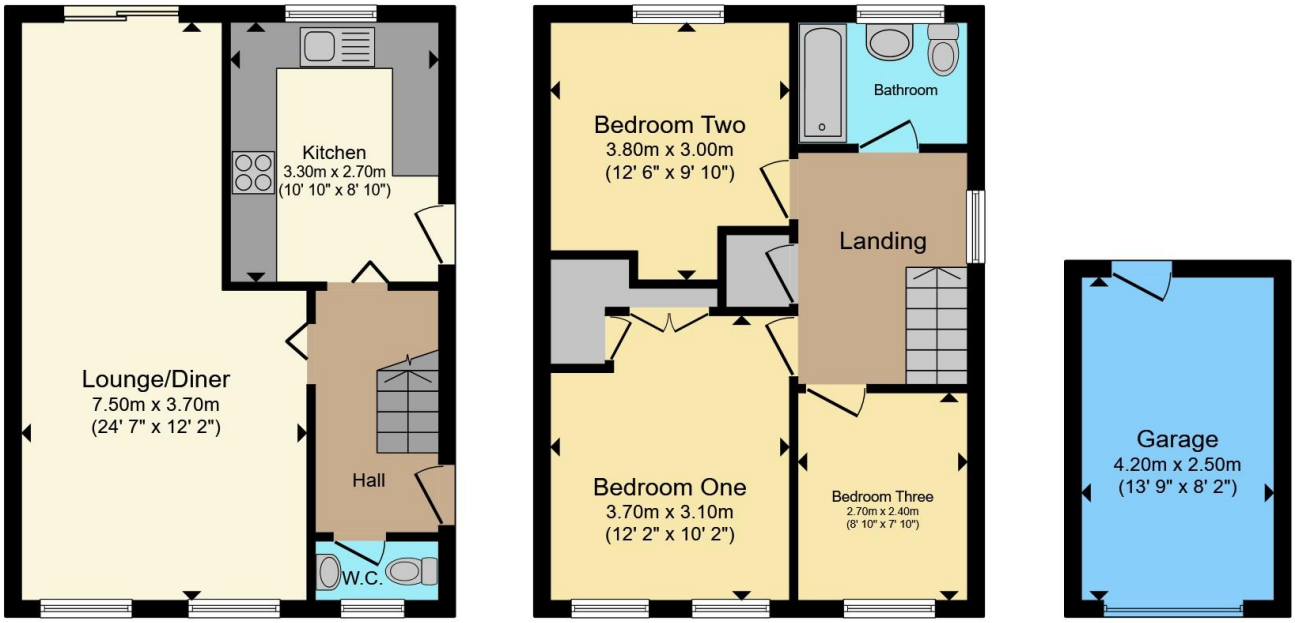









COSY



Total floor area 91.5 m² (985 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: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311770

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.