



**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, stairs to the first floor and under stairs storage cupboard. 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**

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 wardrobe with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Four**

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 1 car.



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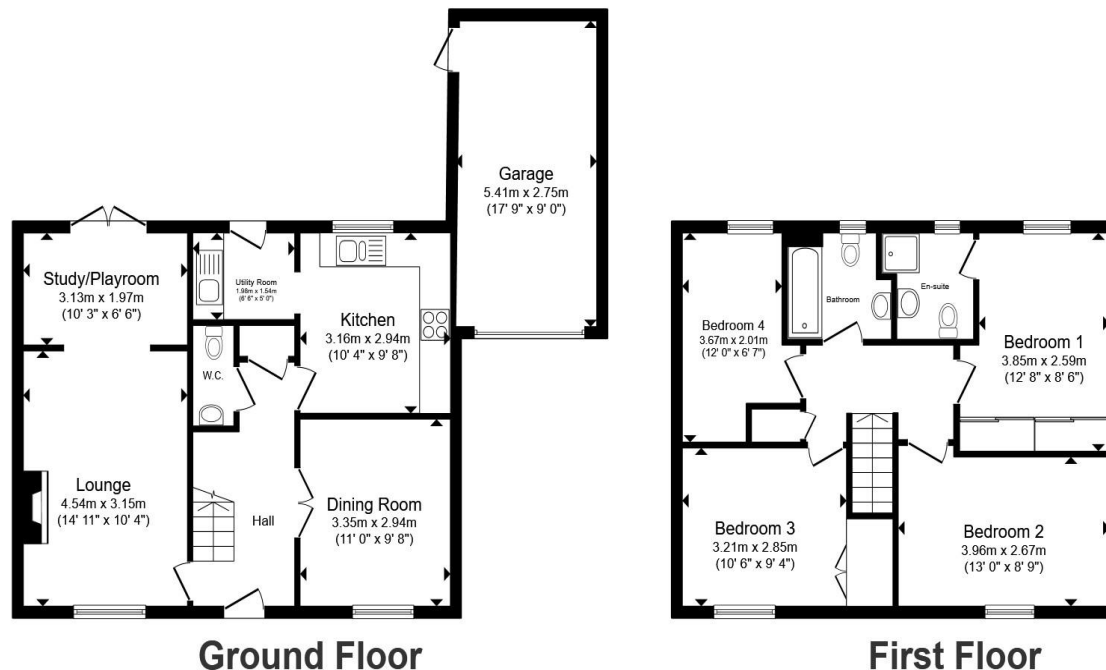
## Lathwell Way, Leighton Buzzard

- 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 m<sup>2</sup> (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](http://www.propertybox.io)



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