



77 Lomond Drive, Leighton Buzzard, Bedfordshire. LU7 2XH

- 4 Double bedrooms
- Available 4th June 2023
- Unfurnished
- Enclosed rear garden
- Double glazed
- Gas to radiator heating
- Separate reception areas
- Viewing highly recommended



PROPERTY DESCRIPTION

SQUARES THE LETTING AGENT ARE PLEASED TO OFFER AN EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME FOR LET,
Available from 4th June 2023,
Unfurnished,
Off road parking for 3 cars,
Kitchen/breakfast room,
Double glazing,
Gas to radiator heating,
Separate lounge and dining room,
Enclosed rear garden (a Gardener will provided during the summer months),
4 Double bedrooms,
Refitted bathroom suite,
Viewing highly recommended.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed door to front, door to Lounge

Lounge

12' 8" x 15' 8" (3.86m x 4.78m)

Double glazed window to front, single radiator with thermostatic valve, laminate flooring, telephone point, TV point, stairs to first floor landing, door to kitchen area

Kitchen/breakfast room area

9' 9" x 16' 1" (2.97m x 4.90m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with tiled splash backs, plumbing for washing machine and dishwasher, gas and electric points for cooker with extractor hood over, heated towel rail, laminate flooring, coving to ceiling, open plan archway to dining area.

Dining Area

10' 3" x 15' 2" (3.12m x 4.62m)

Two double glazed windows to rear, radiator, laminate flooring, Tv cable point, coving to ceiling, double doors to garden

Landing

Double glazed window to side, single radiator with thermostatic valve, fitted carpet, smoke detector, access to loft, doors to all rooms

Bedroom 1

9' 7" x 15' 1" (2.92m x 4.60m) plus door recess
Two double glazed windows to rear, single radiator with thermostatic valve, fitted carpet, telephone point, TV cable point, coving to

Bedroom 2

8' 1" x 13' 2" (2.46m x 4.01m)

Double glazed window to front, double radiator with thermostatic valve, tv cable point, fitted carpet

Bedroom 3

7' 3" x 9' 3" (2.21m x 2.82m)

Double glazed window to front, single radiator with thermostatic valve, laminate flooring, coving to ceiling, Tv cable point.

Bedroom 4

6' 5" x 9' 6" (1.96m x 2.90m)

Skylight window, radiator, fitted carpet.

Bathroom

Fitted with three piece white suite comprising bath with separate shower over, mixer tap and folding glass screen, pedestal wash hand basin in vanity unit and low-level WC, tiled splash backs, heated towel rail, double glazed window to side, vinyl flooring, spotlights.

Exterior

Front Garden

Driveway for 3 car parking, pathway and lawn.

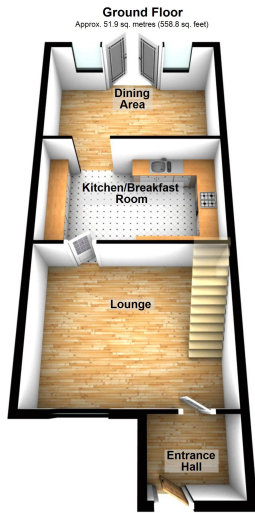
Rear Garden

Paved patio , lawn area, fencing

NOTE NO GARAGE INCLUDED WITH THE PROPERTY.

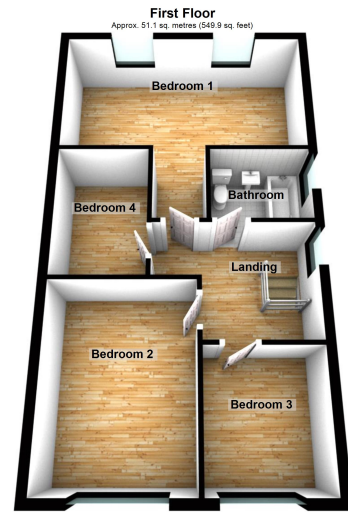


FLOORPLAN



Ground Floor
Approx. 51.9 sq. metres (558.8 sq. feet)

Total area: approx. 103.0 sq. metres (1108.7 sq. feet)



First Floor
Approx. 51.1 sq. metres (549.9 sq. feet)

Leighton Buzzard
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