



# 118 Derwent Road, Leighton Buzzard, Bedfordshire. LU7 2XT

- No upper chain
- Garage & parking
- Double glazed
- Gas to radiator heating
- Enclosed rear garden
- Kitchen with appliances
- Conservatory
- Viewing highly recommended
- 3 Bedrooms



## PROPERTY DESCRIPTION

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SQUARES THE ESTATE AGENT ARE PLEASED TO OFFER A THREE BEDROOM DETACHED BUNGALOW FOR SALE IN THE POPULAR LOCATION OF LINSLADE,

- No upper chain,
- Garage & off road parking,
- Double glazed,
- Gas to radiator heating,
- Kitchen with appliances,
- Family bathroom & Cloakroom,
- Enclosed rear garden,
- Lounge measures 17'9 x 13'5,
- Conservatory,
- Viewing highly recommended.



## ROOM DESCRIPTIONS

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### Entrance porch

Two double glazed windows to side, double glazed window to rear, single radiator with thermostatic valve, laminate flooring, double glazed door to front, door to entrance hall.

### Entrance Hall

Radiator, fitted carpet, door to Storage cupboard, airing cupboard, door to cloakroom, lounge and kitchen.

### Cloakroom

Two piece white suite comprising, pedestal wash hand basin and low-level WC, tiled splash backs, vinyl flooring, coving to ceiling

### Kitchen

10' 7" x 10' 3" (3.23m x 3.12m) Fitted with a matching range of base and eye level units with worktop space over with under lighting, 1+1/2 bowl sink unit with tiled splash backs, plumbing for washing machine and dishwasher, space for fridge/freezer, built in electric oven and hob with extractor fan over, double glazed window to rear, vinyl flooring, boiler cupboard with wall mounted boiler serving heating system and domestic hot water.

### Lounge/diner

13' 3" x 17' 9" (4.04m x 5.41m) Radiator, fitted carpet, telephone point, feature fireplace, double door to Inner Hallway, sliding door to conservatory,

### Conservatory

7' 4" x 8' 9" (2.24m x 2.67m) UPVC construction with uPVC double glazed windows, radiator, vinyl flooring, double doors to garden.

### Inner hallway

5' 8" x 7' 9" (1.73m x 2.36m) access to loft, smoke detector, doors to bathroom and all bedrooms.

### Bedroom 1

10' 4" x 11' 4" (3.15m x 3.45m) Double glazed window to front, two built-in double wardrobes, radiator, fitted carpet, coving to ceiling,

### Bedroom 2

9' 9" x 10' 7" (2.97m x 3.23m) Double glazed window to front, radiator, fitted carpet

### Bedroom 3

7' 5" x 10' 3" (2.26m x 3.12m) Double glazed window to side, radiator, fitted carpet, coving to ceiling

### Bathroom

6' 5" x 7' 5" (1.96m x 2.26m) Fitted with three piece suite comprising bath with separate shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splash backs, heated towel rail, double glazed window to side, vinyl flooring, coving to ceiling.

### Exterior

Front garden

Driveway providing off road parking leading to garage, lawn area, gate to porch way.



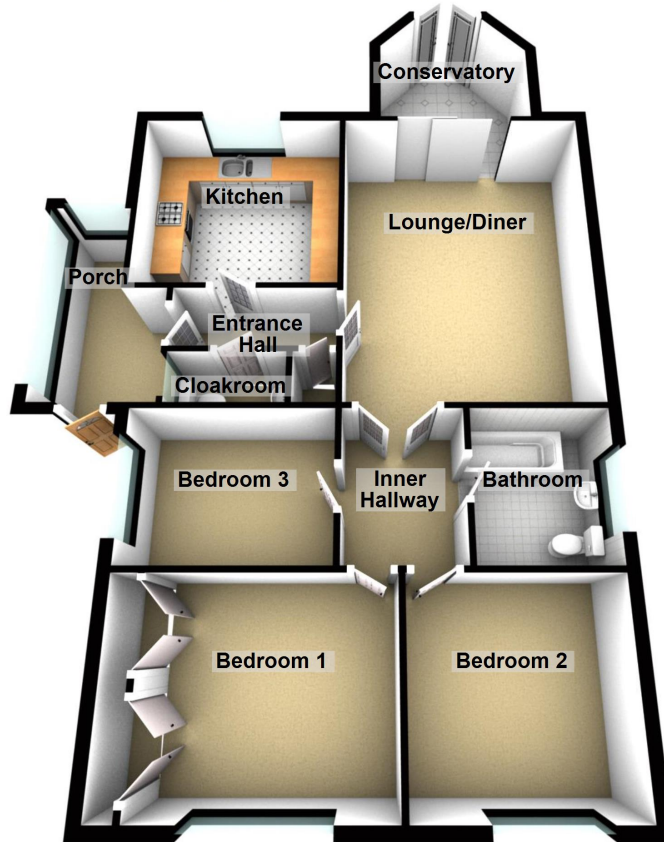
# FLOORPLAN

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## Ground Floor

Approx. 93.6 sq. metres (1007.6 sq. feet)



Total area: approx. 93.6 sq. metres (1007.6 sq. feet)

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