



Connells

Franklin Fields  
Leighton Buzzard



### Property Description

Located within a sought-after new-build development in Leighton Buzzard, this beautifully presented two-bedroom semi detached property offers a fantastic opportunity to step onto the property ladder with a 38% shared ownership purchase.

The home is thoughtfully designed for modern living, featuring a welcoming entrance hallway leading to a bright and comfortable living area - ideal for both relaxing and entertaining. The fully integrated kitchen is finished to a high standard and includes built-in appliances, providing style and practicality. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned bedrooms, suitable for a growing family, professional couple or home office space, alongside a modern family bathroom fitted with quality fixtures and fittings.

Externally, the private rear garden provides a pleasant outdoor space for entertaining or unwinding, with the added benefit of a storage shed. To the front of the property are two allocated parking spaces, as well as an electric vehicle charging point. Solar panels

further enhance the property's energy efficiency, helping to reduce running costs and environmental impact.

Positioned within a growing and popular residential area, the property is ideally placed for local amenities, schooling and transport links, making it an excellent choice for first-time buyers or those looking for an affordable, energy-efficient home in a thriving community.



## Entrance Hall

Stairs rising to first floor. Radiator. Storage. Carpeted flooring.

## Cloakroom

Hand wash basin. WC. Radiator. Extractor fan. Vinyl flooring.

## Lounge

Double glazed window. Door to garden. Radiator. Carpeted flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. 1 1/2 bowl stainless steel sink and drainer. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Integrated electric oven. Integrated gas hob with cookerhood over. Radiator. Vinyl flooring.

## Landing

Radiator. Carpeted flooring.

## Bedroom One

2 double glazed windows. Radiator. Carpeted flooring.

## Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Wash hand basin. WC. Extractor fan. Tiled walls. Vinyl flooring.

## Outside

### Front Garden

Paving to front door. EV point. Allocated parking to front.

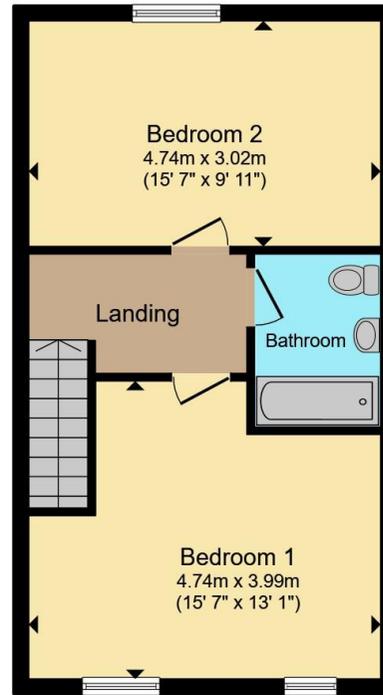
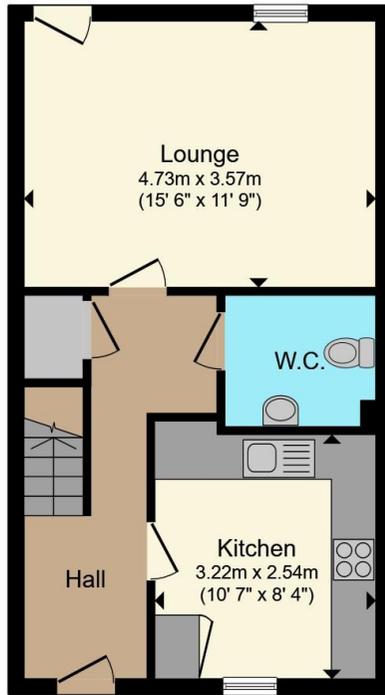
### Rear Garden

Laid to lawn. Patio area. Wooden shed. Side gate. Wooden panelled fencing to borders.

### Parking

2 allocated spaces.





**Ground Floor**

**First Floor**

Total floor area 83.5 m<sup>2</sup> (899 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)



To view this property please contact Connells on

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4 Market Square  
LEIGHTON BUZZARD LU7 1HA

EPC Rating: B Council Tax Band: C

Service Charge: 480.60 Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311550](http://connells.co.uk/Property/LBC311550)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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