



Connells

Rutherford Crescent
Leighton Buzzard



Property Description

This attractive home features a stylish modern kitchen and a large, light-filled lounge that opens directly onto the private rear garden, creating an ideal space for relaxing or entertaining.

A spacious downstairs cloakroom adds extra convenience on the ground floor.

On the first floor, you'll find two generously sized double bedrooms, perfect for family, guests, or home working.

The top floor is dedicated to the impressive master bedroom suite, boasting excellent space, built-in storage, and a private en-suite bathroom, providing a peaceful retreat.

To the front of the property, there is a driveway with parking for two vehicles, completing this fantastic home.

This is an ideal property for those seeking modern, flexible living in a convenient location. Early viewing is highly recommended.

Entrance Hall

Stairs rising to first floor. Radiator. Laminate flooring.

Cloakroom

Wash hand basin. WC. Radiator. Extractor fan. Laminate flooring.

Lounge

Double glazed patio doors. Radiator. Laminate flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Work tops with tiled splashback. Stainless steel sink and drainer. Gas hob with cooker hood over. Integrated eye level double oven. Integrated dishwasher. Radiator. Integrated fridge freezer. Laminate flooring.

Landing

Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Bath with shower over. WC. Wash hand basin. Extractor fan. Radiator. Laminate flooring.

Second Floor

Bedroom One

Double glazed window. Eaves storage. Radiator. Carpeted flooring.

Ensuite To Bedroom One

Double glazed window. Shower cubicle. Wash hand basin. Radiator. Laminate flooring.

Outside

Front Garden

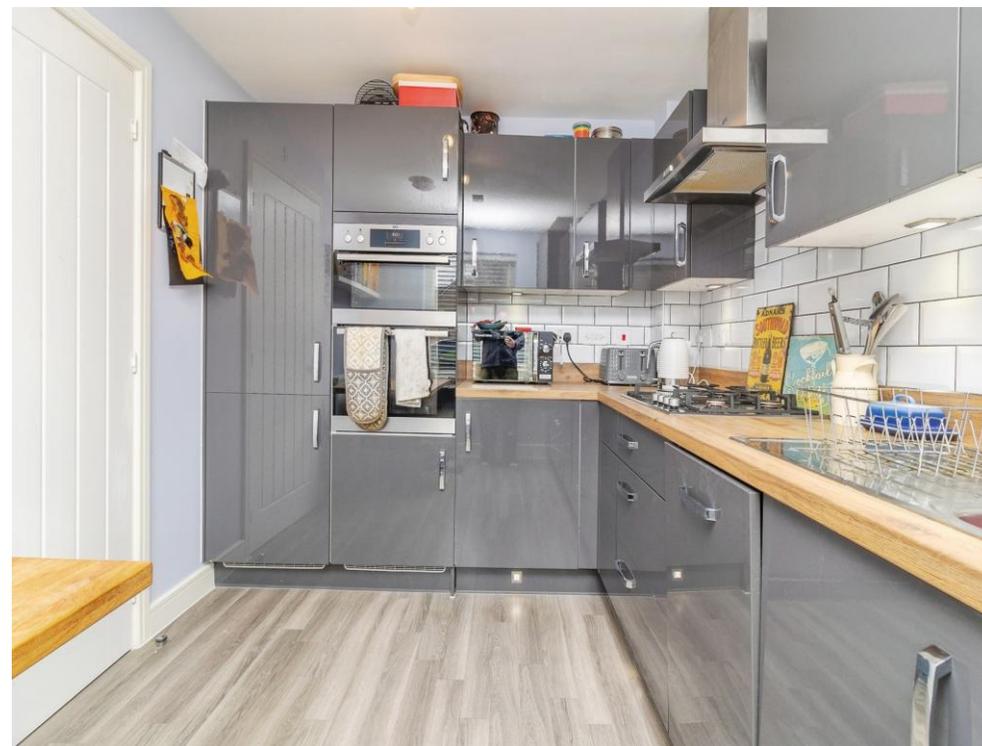
Bushes and shrubs. Driveway to side. Access to garage to side.

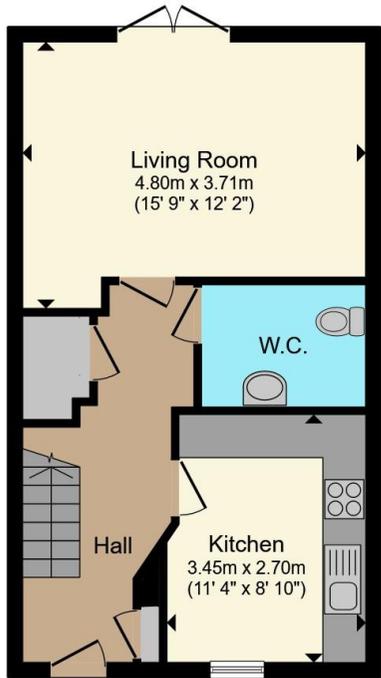
Rear Garden

Mainly laid to lawn. Shed. Paved patio to rear. Bushes and shrubs. Wooden panelled fencing to borders.

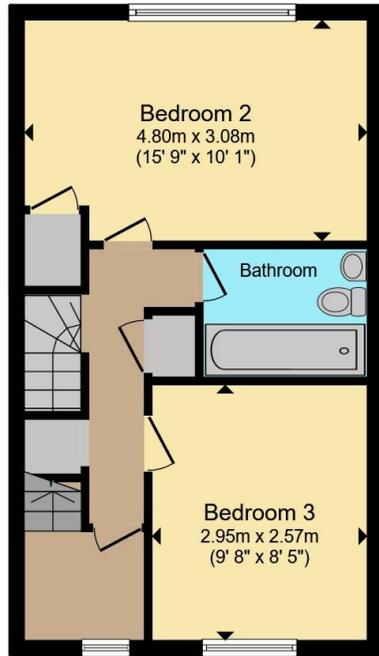
Garage

Up & over door.





Ground Floor



First Floor



Second Floor

Total floor area 111.7 m² (1,202 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



To view this property please contact Connells on

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4 Market Square
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311569



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