



Rutherford Crescent, Leighton Buzzard LU7 3GF

welcome to

Rutherford Crescent, Leighton Buzzard

Superb TOWN HOUSE style home presented in excellent condition and offers space for a growing family within a popular community location. Benefiting of the remaining NHBC, the property offers accommodation over THREE floors, PARKING.

Entrance Hall

Double-glazed door to the front and stairs to the first floor.

Cloakroom

Wash hand basin and low-level WC, and integrated washing machine.

Lounge

Radiator and double-glazed window to the front.

Kitchen/Diner

Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven and gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Doors to bedrooms two and three plus the family bathroom.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a wash hand basin, low-level WC and a bath with mixer tap. Shaver point and extractor fan.

Second Floor Landing

Stairs from the first floor and door to bedroom one.

Bedroom One

Radiator and a velux style window to the rear. Double-glazed window to the front.

En-Suite

Tiled with a wash hand basin, low-level WC and a shower cubicle. Extractor fan and double-glazed obscured window to the rear.





**Outside
Rear Garden**

A private enclosed rear garden with a paved patio area and gated side access.

Parking

There is allocated parking for 2 cars.



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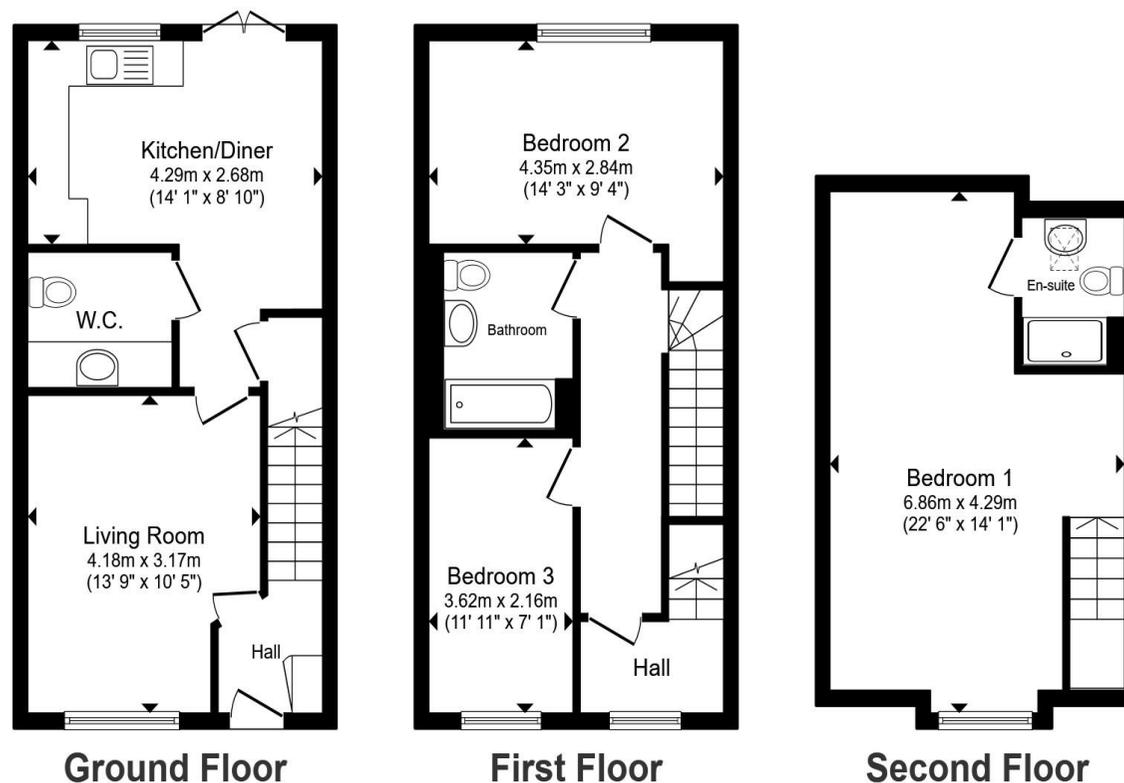
Rutherford Crescent, Leighton Buzzard

- MODERN FAMILY HOME
- WELL PRESENTED THROUGHOUT
- LOW MAINTENANCE GARDEN
- AMPLE OFF ROAD PARKING
- KITCHEN/DINER

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£375,000



Total floor area 103.9 m² (1,119 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



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Property Ref:
LBZ109686 - 0003

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