



Connells

Gemini Close  
Leighton Buzzard

# Gemini Close Leighton Buzzard LU7 3UE

for sale guide price  
**£375,000**



## Property Description

Nestled in a peaceful cul-de-sac, this well-presented home offers a perfect blend of comfort and convenience. To the front, you'll find a private driveway and garage, providing ample off-road parking.

Inside, the property features a bright and spacious lounge flowing seamlessly through to the dining room with patio doors to the conservatory, creating an ideal layout for both everyday living and entertaining. The home is also fitted with a modern combination boiler (installed just 2 years ago) for added efficiency and peace of mind.

To the rear, the highlight of the property is its south-facing garden, designed to make the most of the sunshine throughout the day. Complete with a dedicated bar and seating area, this outdoor space is perfect for relaxing or hosting friends and family.

Situated in a convenient location, this home is within walking distance of schools catering to all ages and a local shop and pub. It's also a short walk from Appenine Way Play Ground which is ideal for children to play at the park, to walk the dog each morning.

This property combines a great location with desirable features both inside and out - making it a fantastic choice for your next home.

## Entrance Hall

Door to front aspect. Radiator. Electricity fuse board. Carpeted flooring.

## Lounge

12' 2" x 11' 11" ( 3.71m x 3.63m )

Double glazed window. TV point. Double radiator. Archway to dining room. Carpeted flooring.

## Dining Room

8' x 10' 9" ( 2.44m x 3.28m )

Patio doors to conservatory. Double radiator. Carpeted flooring.

## Conservatory

10' 9" x 8' 5" ( 3.28m x 2.57m )

Brick base construction. UPVC construction. Radiator. Double glazed windows. Patio doors. Carpeted flooring.

## Kitchen

7' 1" x 10' 10" ( 2.16m x 3.30m )

Double glazed window. John Lewis fitted kitchen with wall and base units. Resin worktops. Storage cupboard. Plumbing for washing machine. Space for fridge freezer. Space for tumble dryer. Freestanding electric cooker with cooker hood over. Column radiator. Spice rack. Vinyl flooring.

## Landing

Double glazed window. Carpeted flooring. Cupboard. Loft access.

## Bedroom One

11' 8" x 9' 5" ( 3.56m x 2.87m )

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

11' 7" max x 8' 1" ( 3.53m max x 2.46m )

Double glazed window. Double radiator. Fitted wardrobes. Carpeted flooring.

## Bedroom Three

8' 7" x 8' 7" ( 2.62m x 2.62m )

Double glazed window with view of fields. Radiator. Cupboard over bulk head. Carpeted flooring.

## Bathroom

Double glazed window. Wash hand basin in vanity unit. Bath with shower over & glass shower screen. WC. Cupboard. Heated towel rail radiator. Fully tiled walls.

## Outside

### Detached Garage

17' 8" x 7' 9" ( 5.38m x 2.36m )

Up & over door. Fusebox. Electric.

### Front Garden

laid to lawn. Shingle area. Driveway. Mature shrubs and bushes. Access to rear garden.

## Rear Garden

Beautifully presented. Laid to lawn. Patio. Mature shrubs and bushes. Decking with pergola. Wooden panelled fencing to borders.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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