



**Briggington Way, Leighton Buzzard, LU7 3RQ**

**welcome to**

## **Briggington Way, Leighton Buzzard**

An exceptional, modern, detached home, offering three bedrooms and en-suite, plus garage and ample parking. Designed for contemporary living, this stunning property boasts outstanding accommodation, perfect for those seeking a stylish and sophisticated new home.

### **Entrance Hall**

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

### **Cloakroom**

Pedestal wash hand basin and low-level WC. Radiator and double-glazed obscured window to the rear.

### **Lounge**

Radiator and double-glazed window to the front.

### **Kitchen / Diner**

Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Integrated fridge/freezer and space for a washing machine. Storage cupboard and breakfast bar. Radiator a space for a dining table and chairs. Double-glazed French doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and a storage cupboard. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Radiator and double-glazed window to the front. Door to the en-suite.

### **En-Suite**

Pedestal wash hand basin with mixer tap, low-level WC and a shower cubicle. Radiator.

### **Bedroom Two**

Radiator and double-glazed window to the rear.

### **Bedroom Three**

Radiator and double-glazed window to the front.

### **Bedroom Four**

Radiator and double-glazed window to the rear.

### **Bathroom**

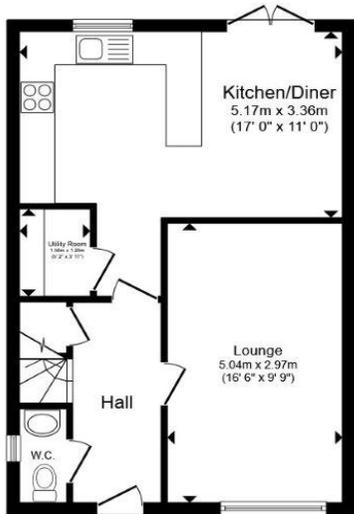
Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with mixer tap and shower over. Radiator and double-glazed obscured window to the side.

### **Outside Rear Garden**

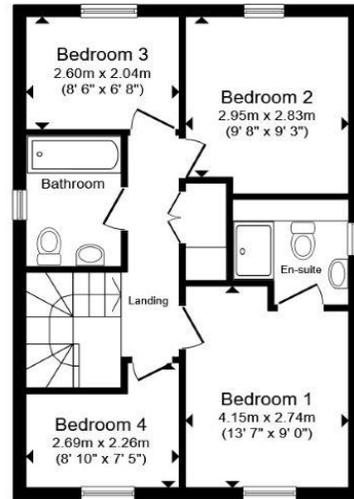
Enclosed by fencing the garden is mainly laid to lawn.

### **Parking**

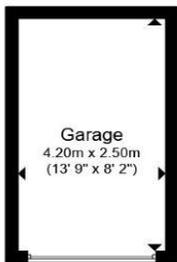
Tandem parking for 2 cars in front of the garage plus a 3rd parking space.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 103.6 m<sup>2</sup> (1,115 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)



**welcome to**  
**Briggington Way,**  
**Leighton Buzzard**

- NO UPPER CHAIN
- MODERN DEVELOPMENT
- DETACHED
- CLOSE TO AMENITIES AND SCHOOLS
- GARAGE AND DRIVEWAY

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

**£465,000**



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Property Ref:  
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brown & merry



**01255 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



17 High Street, LEIGHTON BUZZARD,  
Bedfordshire, LU7 1DT



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