



**Connells**

Wing Road  
Leighton Buzzard



## Property Description

This charming property has been thoughtfully updated throughout, featuring a refitted modern kitchen, a stylish contemporary shower room, and new lighting that enhances the bright, welcoming feel of the home.

Ideal for commuters, first-time buyers, or investors, the location is hard to beat—set within easy walking distance of the station, town centre amenities, and local green spaces.

Inside,

The home offers well-proportioned living accommodation, two comfortable bedrooms, and a fresh, modern finish throughout. Outside, you'll find a low-maintenance garden perfect for relaxing or entertaining.

With its superb location, modern upgrades, and chain-free status, this property is ready for immediate enjoyment.

## Entrance

UPVC door into to living room

## Lounge Area

Window to front. Laminate floor. Meter cupboard. Open arch to dining area. Fireplace. Radiator.

## Dining Area

Window to rear. Access to cellar under stairs via trap door. Archway to kitchen. Laminate floor. Radiator. Stairs rising to first floor.

## Kitchen

Window. Wall and base units with work surfaces over. Ceramic double sink. Laminate worktops. Wall mounted boiler. Built in oven and hob. Plumbing for dishwasher. Space for washing machine. Door into lobby. Laminate flooring.

## Lobby

Door to shower room. Door to garden.

## Shower Room

Window. Shower cubicle. W/C and sink built into vanity unit. Tiled walls. Radiator.

## Cellar

Window. Lighting. Radiator.

## Landing

Doors to bedrooms

## Bedroom One

Wall Panelling. Window. Carpet. Radiator.

## Bedroom Two

Window. Carpet. Radiator.

## Outside

## Garden

Enclosed low maintenance patio. Space for outdoor dining set. Wooden panelled fencing to borders.

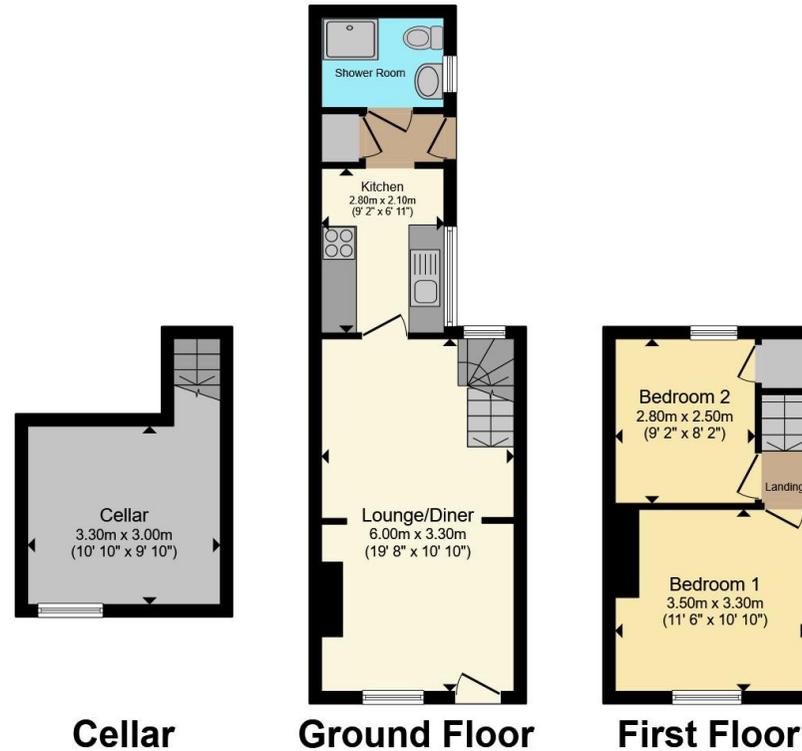
## Parking

On street parking. Permits available.









Total floor area 62.3 m<sup>2</sup> (670 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

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311585](http://connells.co.uk/Property/LBC311585)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC311585 - 0003