



Grange Close

Leighton Buzzard, LU7 2PW

Offers In Excess Of £425,000



QUARTERS
YOUR NEXT MOVE

Grange Close

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We are delighted to offer for sale this extended three bedroom semi-detached family home, set in this sought after cul-de-sac which benefits from being within walking distance of the mainline train station and popular schooling. The property is presented to the market in excellent order and provides spacious accommodation comprising: Entrance porch, hallway, lounge, generous kitchen/diner, downstairs bedroom/ study/ reception room, downstairs shower room, three bedrooms and a family bathroom. Additional benefits include double glazing, gas heating and private rear garden. Viewing is highly recommended.

Location:

Grange Close remains a popular and sought after residential location in desirable Linslade, and boasts a range of family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out near green spaces, as well as local amenities within walking distance. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park





Ground Floor:

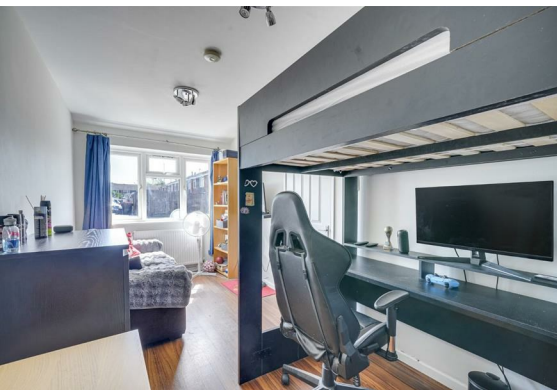
You enter the property via a spacious porch and hallway, which provides plenty of space for coats and shoes. The welcoming lounge positioned to the front of the property, providing a comfortable relaxing space with plenty of natural light. To the rear, the home benefits from a generous kitchen and dining space creating an ideal environment for both everyday living and entertaining. The converted garage adds valuable versatility and could easily function as a fourth bedroom, playroom or workspace depending on requirements. Completing the ground floor is a useful shower room positioned to the rear.

First Floor:

The first floor offers well proportioned bedrooms along with the family bathroom, making this an excellent option for growing families or those seeking additional flexible accommodation. There is two double bedrooms with the master benefitting from a fitted wardrobe. A single bedroom completes the upstairs and benefits from a cupboard which is perfect for clothes and shoes.

Outside:

Outside, the property enjoys enclosed rear garden offering a private outdoor space suitable for both relaxation and entertaining. To the front, there is driveway parking providing convenience for multiple vehicles.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1121 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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