



Ascot Drive

Linslade Leighton Buzzard, LU7 2RA

Offers In Excess Of £400,000

3 2 1 C

A row of four icons: a bed icon with the number 3, a shower icon with the number 2, a sofa icon with the number 1, and a staircase icon with the letter C.

 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this three double bedroom family home, ideally positioned at the end of a quiet cul-de-sac in the highly sought-after area of Linslade. The property is in excellent order and within catchment area of popular schooling and walking distance of the mainline train station. Accommodation comprising: Entrance hallway, cloakroom/WC, lounge, kitchen/dining room, three double bedrooms (master with ensuite and dressing area) and a family bathroom. Additional benefits include double glazing, landscaped rear garden with summer house and allocated parking for two cars. Viewing is highly recommended to appreciate the space and position of this lovely family home.

Location:

Ascot Drive is a peaceful cul-de-sac within Linslade, one of the area's most desirable residential settings. Families benefit from highly regarded local schooling, scenic walks along the Grand Union Canal and Rushmere Country Park, and excellent transport connections, with Leighton Buzzard train station just a short walk away providing direct services to London Euston in around 30 minutes. The town centre offers a variety of shops, cafés and leisure facilities, while nearby road links include the A5 and M1.

Ground Floor:

A welcoming hallway greets you on arrival, with stairs to the first floor and access to a cloakroom/WC. To the front, the well-proportioned lounge provides a comfortable and inviting living space, complete with a built-in understairs cupboard. Wood effect flooring flows through to the kitchen/dining room, which spans the width of the property at the rear. The kitchen is fitted with a range of wall and base level units with integrated appliances including a washing machine, dishwasher and fridge freezer, along with space for a cooker with extractor hood over. The dining area accommodates a family-sized table with ease, while French doors open directly onto the raised patio, creating a seamless indoor/outdoor entertaining space.





First Floor:

The central landing serves two generous bedrooms and the family bathroom, while also offering space for a study area, ideal for working from home. The rear bedroom spans the full width of the property and is a generous double, while the front bedroom is also well proportioned. The family bathroom sits between the two and is fitted with a modern three piece suite comprising a low level WC, pedestal wash hand basin and panel bath with shower attachment.

Second Floor:

The master suite is an impressive retreat, spanning the entire top floor. The room provides excellent proportions, with space for a bed and additional furniture, fitted wardrobes along one wall and a dressing area to the rear. Three Velux windows bathe the room in natural light. An ensuite shower room completes the suite, comprising low level WC, vanity wash hand basin and shower cubicle.

Outside:

To the front, a neat artificial lawn with pathway leads to the front door, with side gated access to the rear. The rear garden has been thoughtfully landscaped, with a raised patio directly outside the kitchen/dining room, steps leading down to a central lawn with raised beds, and a further patio area providing an additional seating spot. A timber shed offers storage, while the impressive summer house sits at the end of the garden. Fully supplied with power and lighting, it is currently arranged as a home office, studio or leisure room. Additionally, the property benefits from two allocated parking spaces.



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: 1238 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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