



Linwood Grove

Leighton Buzzard, LU7 4RP

Offers In Excess Of £325,000



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# Linwood Grove

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We are pleased to offer for sale this three bedroom family home, situated in a quiet cul-de-sac in Linwood Grove, Leighton Buzzard. The property provides spacious accommodation comprising: Entrance porch, lounge/dining room, kitchen, cloakroom/WC, three bedrooms and a refitted shower room. Added benefits include off-road parking, integral garage and generous rear garden. Viewing is highly recommended.

### Location:

Linwood Grove is a peaceful residential cul-de-sac located within the Linwood area of Leighton Buzzard, offering a quiet and family-friendly environment. Residents enjoy close proximity to local shopping, schooling and leisure amenities, with Leighton Buzzard town centre and mainline station (fast services to London Euston) within easy reach. Road links including the A5 and M1 provide excellent connectivity to surrounding towns and the wider motorway network.

### Ground Floor:

On entry, the porch includes a built-in storage cupboard which is well suited for coats and shoes, and doors lead to the lounge/dining room and garage. The open plan lounge/dining room is a generous and light-filled space ideal for both day-to-day family life and entertaining. The lounge area offers comfortable space for seating and flows into the dining/family section, where there are doors opening to the rear garden. The kitchen is fitted with a modern range of wall and base level units and provides functional work areas and appliance spaces. The garage is supplied with power and lighting, plus the current owners have introduced a cloakroom facility situated to the rear section.





### First Floor:

On the first floor, the landing gives access to three bedrooms and the refitted shower room. Two of the bedrooms are well-sized doubles, while the third is a comfortable single. The refitted shower room offers a clean and modern three-piece suite comprising low level WC, wash hand basin, and a shower cubicle, finished with contemporary tiling.

### Outside:

At the front, off-road parking is available for multiple vehicles, and the garage offers additional storage or workshop space, with the advantage of internal access. To the rear, a generous and beautifully presented garden extends from a paved patio directly off the house to a lawn bordered by shrubs and planted features, providing a private outdoor space ideal for families of all ages.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 973 ft<sup>2</sup>

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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