



Wing Road

Linslade, Leighton Buzzard, LU7 2NL

Price £260,000



2



1



1



D



QUARTERS

YOUR NEXT MOVE

Wing Road

Linslade, Leighton Buzzard, LU7 2NL

Quarters are delighted to offer for sale with no upper chain this two bedroom mid terrace home, conveniently situated in the ever popular location of Linslade, and within walking distance of the Mainline Train Station, Town Centre and other local amenities. The property is presented to the market in a fully refurbished condition, and offers bright and spacious accommodation comprising: Lounge, kitchen/dining room, cellar, two bedrooms and a shower room on the first floor. Additional benefits include double glazing, gas heating and a westerly facing rear garden. Viewing is highly recommended to appreciate this stunning property.

Location:

Wing Road is situated on a sought after residential road in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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:

Enter through the front door into the bright and airy lounge which includes recessed spot lighting and wood effect flooring, which continues into the kitchen/dining room at the rear. There is also a wood burning stove. Off the lounge is an opening to the kitchen/dining area with stairs leading to the first floor situated in between, plus a sliding door providing access to the cellar. The kitchen/dining area has space for both a washing machine and a fridge freezer. There is an integrated oven, hob and also a composite sink with cupboard under, and a further range of kitchen units finished with a stylish wooden work surface which compliments the high standard of refurbishment. There is also a door leading to the rear garden.





First Floor:

There are newly carpeted stairs leading up to the stylish landing featuring a glass balustrade, and granting access to the two bedrooms and the recently refitted shower room. The master bedroom to the front aspect has been decorated to a very high standard, with newly fitted carpets, and there is also space for a variety of bedroom furniture. The second L-shaped bedroom has views to the rear and has been newly carpeted, with ample space for a single bed and further bedroom furniture. The modern refitted shower room invites you with a stylish tiled floor and a three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle.

Cellar:

The cellar is accessed via stairs down from the lounge. There is recessed spot lighting and radiator heating, plus a window to the front aspect. There is also space for a range of furniture. The cellar is suitable for use as a home office or additional reception room.

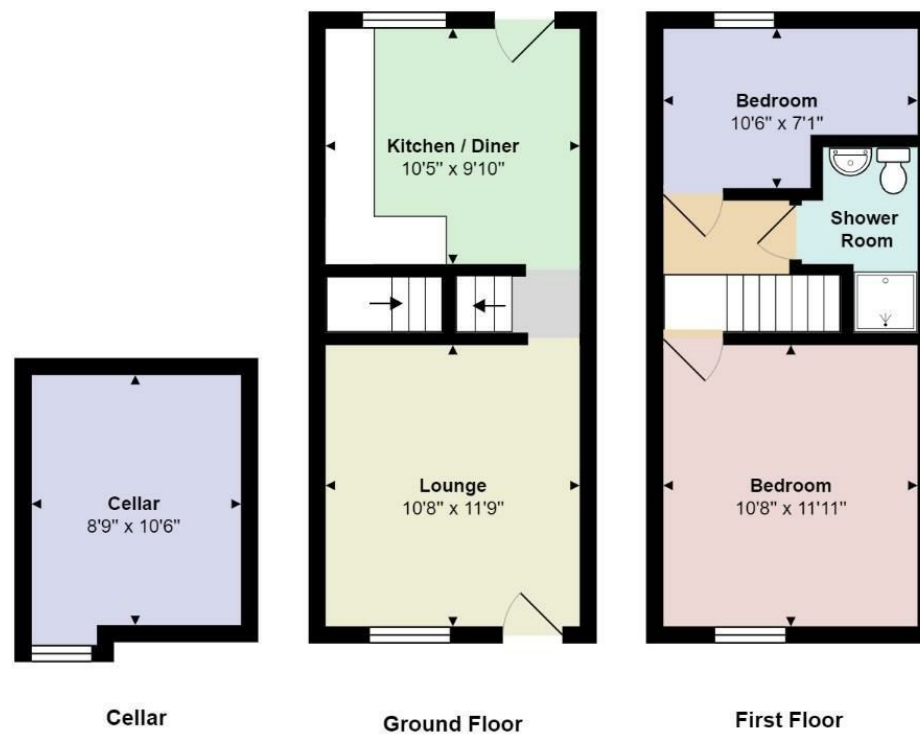
Outside:

The private landscaped rear garden provides a gravelled patio area with a gate leading to shared access. Steps lead to a raised lawn area with shrubs to the borders, and a further paved patio which enjoys plenty of sunlight.



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: 628 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk