



Mentmore Road
Leighton Buzzard, LU7 2NY

Offers In Excess Of £625,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this individually built four bedroom detached family home, situated within one of Linslade's most sought-after residential locations. Positioned within easy reach of the mainline train station, town centre and the Grand Union Canal, the property offers spacious and well balanced accommodation throughout, with generous reception rooms, a refitted kitchen/breakfast room, detached garage and attractive wrap-around gardens. Viewing is highly recommended to fully appreciate this fine family home.

Location:

Mentmore Road is a highly regarded residential address within desirable Linslade, favoured for its blend of character homes, convenient amenities and excellent transport connections. The property is within easy reach of Leighton Buzzard mainline station, providing direct services into London Euston, making it particularly appealing for commuters. The town centre is also close by, offering a variety of shops, restaurants and leisure facilities, whilst the nearby Grand Union Canal provides picturesque walks and cycle routes. Well regarded schooling and excellent road links via the A5 and M1 further enhance the appeal of the location.

Ground Floor:

A spacious entrance porch provides an excellent introduction to the property before opening into a welcoming and generously proportioned entrance hall. The hallway forms the heart of the home, providing access to the principal ground floor accommodation and stairs rising to the first floor. The lounge is a particularly impressive reception room extending in excess of 22ft, offering ample space for a variety of furniture arrangements. A fireplace creates a focal point, while sliding patio doors open into the conservatory, which spans the rear of the property and provides a pleasant space to enjoy views of the garden throughout the year. The dining room is another well proportioned reception room, comfortably accommodating a family sized dining table whilst also offering flexibility for use as a family room or playroom if preferred. The kitchen/breakfast room has been refitted with a range of wall and base level units complemented by generous work surfaces. Integrated appliances include a dishwasher, fridge freezer, oven, micro-combi oven and four ring gas hob with extractor hood over. There is ample room for a breakfast table, creating a sociable family space. A door leads through to the utility area which is fitted with additional units and space for further appliances, with direct access to the garden. A cloakroom/WC completes the ground floor accommodation.





First Floor:

The first floor landing provides access to four bedrooms, the family bathroom and loft space, in addition to a useful airing cupboard. The master bedroom is a generous double room benefitting from fitted wardrobes and an ensuite shower room comprising a low level WC, bidet, wash hand basin and shower cubicle. There are two further spacious double bedrooms, one of which also includes fitted wardrobes, while the fourth bedroom is currently utilised as a home office and provides an ideal study or child's bedroom. The family bathroom is larger than typically found and fitted with a five piece suite comprising a low level WC, bidet, wash hand basin, panel bath and separate shower cubicle.

Outside:

Occupying a corner plot position, the property enjoys attractive landscaped gardens to both the front and side. A pathway leads to the entrance porch, while the garden wraps around the property to provide driveway parking for two vehicles and access to the detached garage. The rear garden has been thoughtfully landscaped to create a highly usable outdoor space, featuring extensive paved patio areas ideal for entertaining and outdoor dining, alongside a neat lawn and well stocked borders incorporating a variety of mature shrubs and planting. A courtesy door provides direct access into the garage.

Garage:

The detached garage is accessed via an automatic roller door and benefits from power and lighting, providing secure parking, useful storage or workshop potential depending on requirements.



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



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