



The Paddocks

Leighton Buzzard, LU7 2SX

Offers In Excess Of £425,000



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We are delighted to offer for sale with no upper chain this extended three/four bedroom semi-detached family home, situated within the highly sought-after area of Linslade and offering an excellent opportunity for a purchaser to modernise and create a home tailored to their own tastes. Boasting flexible and versatile accommodation throughout, the property comprises: Entrance porch, entrance hall, lounge, dining room, kitchen, family room, ground floor guest bedroom with shower room, three first floor bedrooms, bathroom and separate WC. Additional benefits include a garage, generous driveway and a mature rear garden. Offered with excellent potential throughout, viewing is highly recommended.

Location:

The Paddocks is situated off the prestigious Stoke Road in Linslade, and boasts a range of well proportioned family homes within a leafy setting. 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 people looking for a long term family home. 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 Grand Union Canal runs close-by, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

An entrance porch opens into the welcoming entrance hall, where stairs rise to the first floor with a useful built-in storage cupboard beneath. Positioned to the front of the property, the lounge is a well-proportioned reception room offering ample space for a variety of living room furniture. The room flows openly into the dining room, creating a wonderful family space whilst retaining clearly defined living and dining areas. The dining room comfortably accommodates a family-sized dining table and enjoys a natural connection to the kitchen, making it ideal for both everyday family life and entertaining. The kitchen is fitted with a range of wall and base level units complemented by work surfaces over, providing excellent scope for a purchaser to update and personalise. A door leads directly to the rear garden, whilst a further door opens into the family room. The family room offers excellent versatility and could be utilised as an additional sitting room, playroom, home office or hobby room to suit a buyer's individual requirements. A courtesy door provides access to the driveway, whilst a further door leads to the ground floor guest bedroom. The guest bedroom is a valuable addition to the accommodation and benefits from an adjoining shower room, creating an ideal space for multi-generational living, older relatives, guests or those seeking ground floor sleeping accommodation.

First Floor:

The first floor landing provides access to three generously proportioned bedrooms, making this an excellent home for families of all ages. The bedrooms are all well-sized and offer flexibility for a growing family, guest accommodation or home working. The family bathroom is fitted with a wash hand basin and panelled bath, whilst a separate WC provides added practicality for busy households.





Outside:

To the front of the property, a lengthy driveway provides ample off-road parking and extends to the garage. A pathway leads to the front door, with the remainder of the frontage laid to lawn and complemented by established shrubs, creating an attractive approach. The rear garden is a particular feature of the property, enjoying a mature and established setting. Enclosed by panel fencing, it is laid predominantly to lawn with well-stocked shrub borders providing colour and interest throughout the seasons. A greenhouse occupies one corner of the garden, making it an excellent space for keen gardeners whilst still leaving plenty of room for children to play or for outdoor entertaining.

Garage:

The garage is accessed via an up-and-over door to the front and also benefits from a courtesy door opening directly into the rear garden. Offering excellent storage or secure parking, it also presents potential for a variety of alternative uses, subject to the necessary consents.



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: 1214 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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