



Lomond Drive

Linslade Leighton Buzzard, LU7 2XH

Price £315,000



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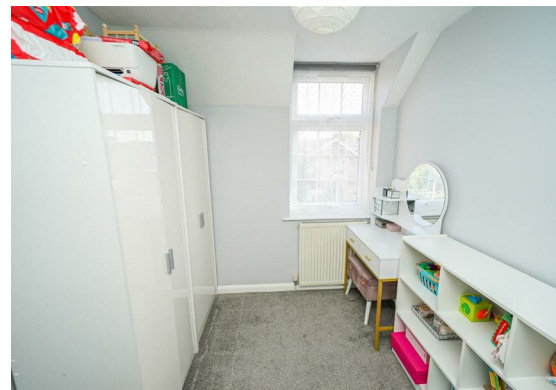
We are delighted to offer for sale this well-presented two bedroom terraced home, ideally situated in the sought-after area of Linslade - within walking distance of the mainline train station, local schools and open countryside. With bright, well-proportioned accommodation, a private garden, and a garage in a nearby block, this charming home makes an excellent first-time purchase or buy-to-let investment. Accommodation comprises: Entrance porch, lounge, refitted kitchen/diner, two bedrooms, family bathroom and a garage located nearby. Viewing is highly recommended

### Location:

Lomond Drive remains a popular residential location in the desirable Linslade area, and boasts a range of well proportioned family homes. 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 first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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:

Upon entering the property, a welcoming entrance porch sets the tone for this well-presented home, it makes a perfect space for coats and shoes. To the front of the property sits the spacious lounge, a bright and airy room with a pleasant outlook over the front garden. The layout provides ample space for a range of furniture to suit all needs. A further door leads to the kitchen/diner which is fitted with a range of wall and base level units, complemented by roll-edged work surfaces. There is space for essential appliances including a fridge freezer, dishwasher and washing machine, plus integrated oven and hob with hood over. The dining area overlooks the pretty rear garden via French doors and is well proportioned for a family sized dining table.

#### First Floor:

The landing offers access to two generous bedrooms and the family bathroom. The master bedroom, positioned at the front, is a generous size for a range of furniture and includes fitted wardrobes which is perfect for storage. The second bedroom sits to the rear with views over the garden. This would make an excellent study if required and a built in wardrobe completes the space nicely. The family bathroom is fitted with a three-piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. An airing cupboard and loft access complete the first floor layout.

#### Outside:

To the front is a lawned garden with paved path leading to the front door. To the rear is a private landscaped garden with a paved patio area, lawn, and planted borders, all enclosed by fencing with gated access to the rear. The garage is conveniently located nearby to the property in a garage block.



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: 682 ft<sup>2</sup> (excluding garage)  
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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