



5 Orchard Drive, Linslade, LU7 2PL

Guide Price £375,000

VIDEO VIEWING

Quarters are delighted to offer with no upper chain this three bedroom semi-detached property, set in this sought after road which benefits from being within walking distance of the mainline train station and popular schooling. The property is presented to the market in good order, and provides accommodation comprising: Entrance hallway, lounge, dining room, kitchen, conservatory, three bedrooms and a refitted shower room. Additional benefits include double glazing, garage and generous rear garden. Viewing is highly recommended.

Entrance Hallway:

Enter via front door. Double panel radiator. Doors to lounge and kitchen. Stairs to first floor. Coving to ceiling.

Lounge: 14'00" x 10'7" (4.27 x 3.23)

Double glazed window to front aspect. Radiator. Feature fireplace. Coving to ceiling. Open to:

Dining Room: 10'8" x 9'8" (3.25 x 2.95)

Radiator. Coving to ceiling. Double glazed patio doors to conservatory. Door to:

Kitchen: 15'00" x 11'9" (max) (4.57 x 3.58 (max))

Double glazed window to rear aspect. Door to garden. Electric heater. Fitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with ceramic tile work surface over. Integrated fridge, dishwasher, double oven and hob with filter hood over. Space for washing machine. Tiling to water sensitive areas. Coving to ceiling. Recessed lighting. Ceramic tile floor. Courtesy door to garage.

Conservatory: 13'1" x 8'3" (3.99 x 2.51)

Of brick and double glazed construction. Two wall mounted heaters. Power supply. Ceramic tile floor.

First Floor:

Landing:

Double glazed window to side aspect. Doors to all first floor rooms.

Bedroom One: 13'11" x 9'1" (4.24 x 2.77)

Double glazed window to front aspect. Electric heater. Coving to ceiling. Fitted storage.

Bedroom Two: 10'8" x 10'2" (max) (3.25 x 3.10 (max))

Double glazed window to rear aspect. Double panel radiator. Coving to ceiling.

Bedroom Three: 10'6" (max) x 7'00" (3.20 (max) x 2.13)

Double glazed window to front aspect. Double panel radiator. Airing cupboard.

Shower Room:

Double glazed window to rear aspect. Chrome heated towel rail. Fitted white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Part tiled walls. Ceramic tile floor. Coving to ceiling. Shavers point.

Outside:

Front:

Paved driveway leading to garage and front door. Planted beds with mature trees and shrubs.

Rear:

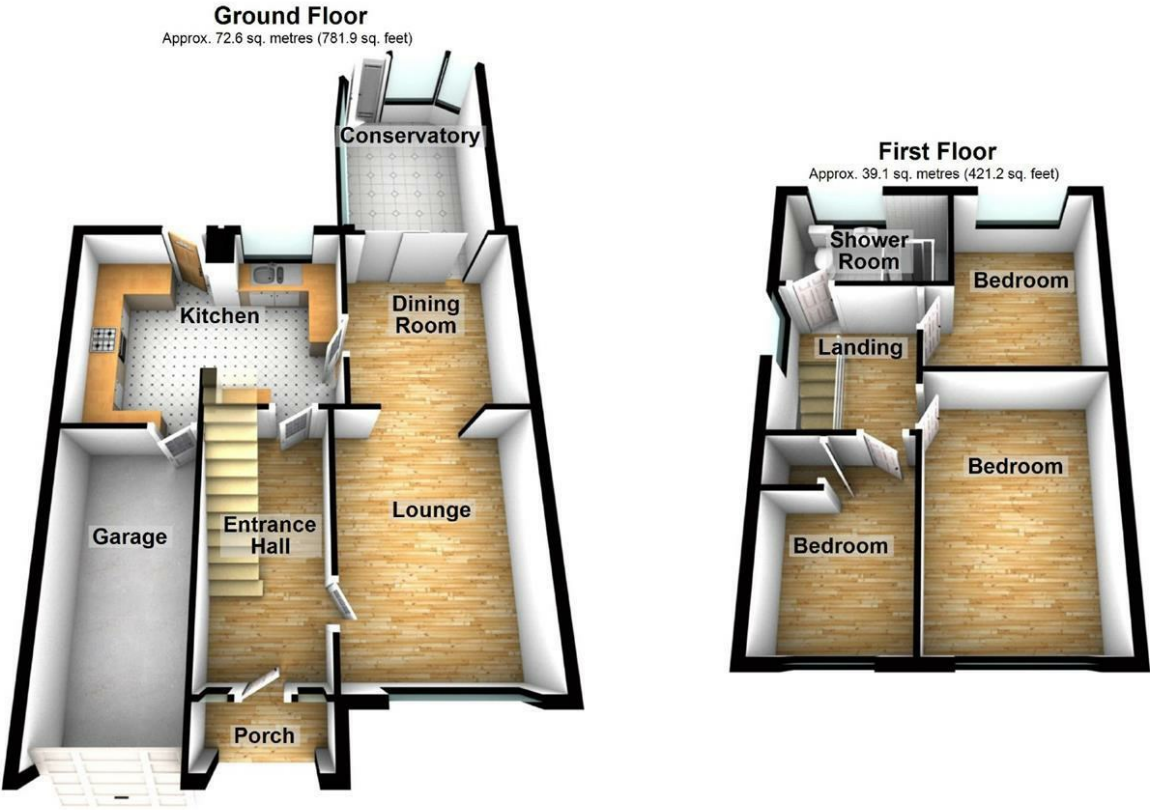
Paved patio areas with remainder mainly laid to lawn

with mature plants and shrubs. Enclosed by panel fence borders.

Garage: 16'2" x 7'10" (4.93 x 2.39)

Access via up and over door. Power and lighting. Courtesy door to kitchen.

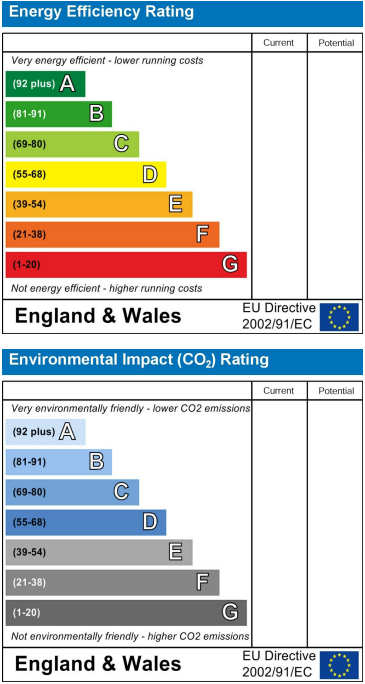
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.