

Springfield Road

Linslade Leighton Buzzard, LU7 2QS

Price £300,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this bay fronted three bedroom Victorian home, originally constructed in 1898 and situated within a highly convenient position close to Leighton Buzzard town centre and the mainline train station. Requiring modernisation throughout, the property offers excellent potential for buyers looking to renovate and personalise a character home to their own specification. The accommodation is arranged across three floors and benefits from a lengthy rear garden with mature planting and greenhouse. Viewing is highly recommended to fully appreciate the opportunity and potential this property has to offer.

Location:
Springfield Road is a sought after residential road in Linslade, and boasts a range of period properties, many with a wealth of character. 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. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

Ground Floor:
The property is entered via an entrance hall with stairs rising to the first floor and access into the lounge/dining room. Formerly arranged as two separate rooms, the reception space now spans the depth of the property and features a bay window to the front. A door leads to a ground floor wet room, while stairs descend to the basement level.























Basement:
The basement level provides a useful cellar room positioned to the front, which has previously been utilised for a variety of purposes. Also on this level is a fitted kitchen, bathroom with separate WC and a utility/lobby area providing access out to the rear garden.

First Floor:
The first floor landing provides access to three bedrooms. The master bedroom spans the width of the property and offers generous proportions with ample space for a range of furniture. The remaining two bedrooms overlook the rear garden.

Outside:
The rear garden is a particularly appealing feature of the property, extending to a notable length and arranged with a paved patio area leading onto a lawned section. The garden includes a variety of mature shrubbery and fruit trees, creating an established outdoor environment, while a greenhouse is positioned at the far end of the plot.

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: 1192 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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