

Wing Road

Leighton Buzzard, LU7 2NJ

Price £225,000

2 | 1 | 1 | C

QUARTERS
YOUR NEXT MOVE

Wing Road

Leighton Buzzard, LU7 2NJ

We are delighted to offer for sale with no upper chain this two bedroom mid terrace home, conveniently situated in the ever popular location of Linslade, and within walking distance of the Mainline Train Station, Town Centre and other local amenities. The property is presented to the market in excellent order, and offers bright and airy accommodation comprising: Lounge, kitchen/dining room, cellar, two bedrooms and a shower room on the first floor. Additional benefits include double glazing and a westerly facing rear garden. Viewing is highly recommended.

Location:

Wing Road is situated on a sought after residential road in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. 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. 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:
Enter through the front door into the bright and airy lounge which includes wood effect flooring. There is ample space for a variety of furniture. Off the lounge is an opening to the kitchen/dining area with stairs leading to the first floor situated in between. There is a door leading to the rear garden and access to the cellar. The kitchen/dining area has space for a washing machine, tumble dryer and fridge freezer. There is an integrated oven, hob and also a stainless steel sink with cupboard under, and a further range of kitchen units finished with stylish work surface.

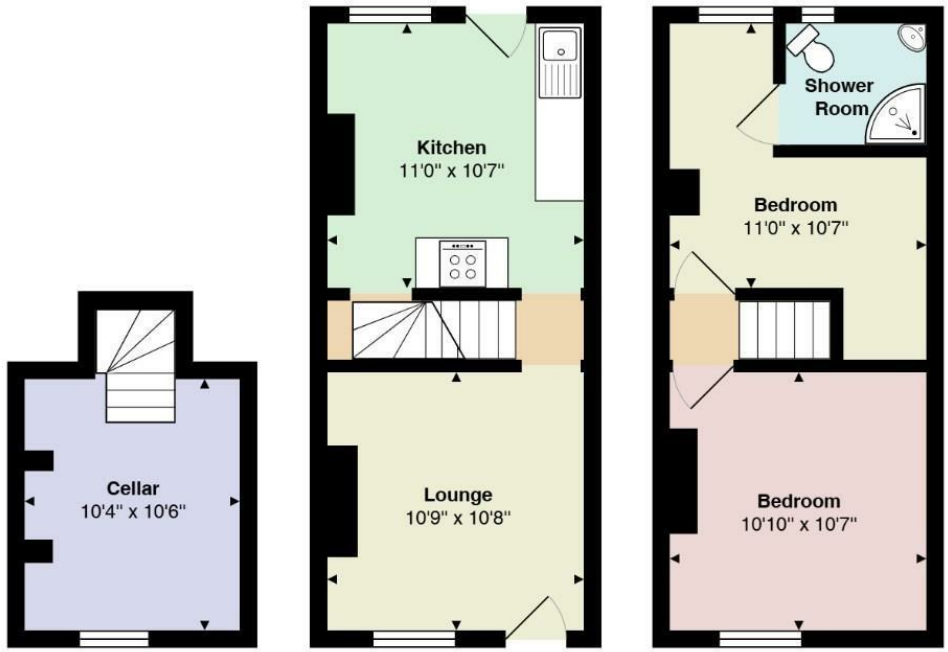
First Floor:
There are leading up to the landing which grants access to the two bedrooms. To the front aspect is a generous double bedroom with plenty of space for a variety of furniture. The second bedroom has views to the rear and and space for bedroom furniture. To one corner is a modern shower room which is fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle. The room is finished nicely with complimentary tiling to water sensitive areas.

Cellar:
The cellar is accessed via stairs down from the kitchen/dining area. The cellar is suitable for various uses such as a home office or additional sitting area.

Outside:
The property enjoys a westerly facing landscaped rear garden is enclosed by a wall to the rear and panel fencing to the borders. The remainder is laid mainly to lawn, and a brick built storage shed sits to one corner.

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: 630 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk