



Grasmere Way
Linslade Leighton Buzzard, LU7 2QB

Price £375,000



QUARTERS
YOUR NEXT MOVE

Grasmere Way

Linslade Leighton Buzzard, LU7 2QB

We are delighted to offer for sale with no upper chain this extended three bedroom semi-detached family home, situated in the ever-popular Linslade area and offering excellent potential for buyers looking to modernise and create their ideal home. Well positioned for local schools, amenities and transport links, the property provides spacious accommodation throughout, generous gardens and a garage. Viewing is highly recommended.

Location:

Grasmere Way is a popular residential location within Linslade, offering convenient access to a range of local amenities including shops, highly regarded schools and pleasant green spaces. Leighton Buzzard town centre and mainline railway station are within easy reach, providing regular services into London Euston in approximately 30 minutes, making this an excellent location for families and commuters alike.

Ground Floor:

The entrance hall welcomes you into the property and provides access to the ground floor cloakroom/WC and the spacious lounge/dining room. This well-proportioned open plan reception room offers ample space for a variety of living room furniture, whilst the dining area comfortably accommodates a family sized dining table, perfectly positioned to enjoy views over the rear garden through double glazed patio doors. Stairs rise to the first floor, two built-in storage cupboards provide excellent practicality, and a door leads through to the kitchen/breakfast room. The kitchen/breakfast room is fitted with a range of wall and base level units with roll edged work surfaces over and offers spaces for a variety of appliances. There remains plenty of room for a breakfast or dining table, making this a sociable family space, whilst a door provides direct access to the rear garden.





First Floor:

The landing provides access to all three bedrooms, the family bathroom, loft space and a built-in cupboard housing the modern central heating boiler. All three bedrooms are well proportioned doubles, making the property an excellent choice for growing families. Two bedrooms overlook the rear garden, whilst the third enjoys a front aspect. The family bathroom has been refitted as a practical wet room, complete with a tiled floor, low level WC, pedestal wash hand basin and walk-in shower area.

Outside:

To the front of the property, block paving extends to the garage, whilst the remainder of the garden is laid to lawn. Gated side access leads through to the rear garden, and a pathway guides visitors to the front door. The rear garden has been thoughtfully arranged to provide excellent outdoor entertaining space. Immediately outside the property is a covered paved patio, ideal for relaxing or dining outdoors in all weathers. A further paved patio occupies the centre of the garden, with the remainder laid mainly to lawn and enclosed by mature shrubs and timber fencing, creating a private and established setting.

Garage:

The garage is accessed via an up and over door and provides useful storage or secure parking.



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: 1015 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