Linwood Grove

Leighton Buzzard, LU7 4RP

Guide Price £400,000

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QUARTERS

YOUR NEXT MOVE

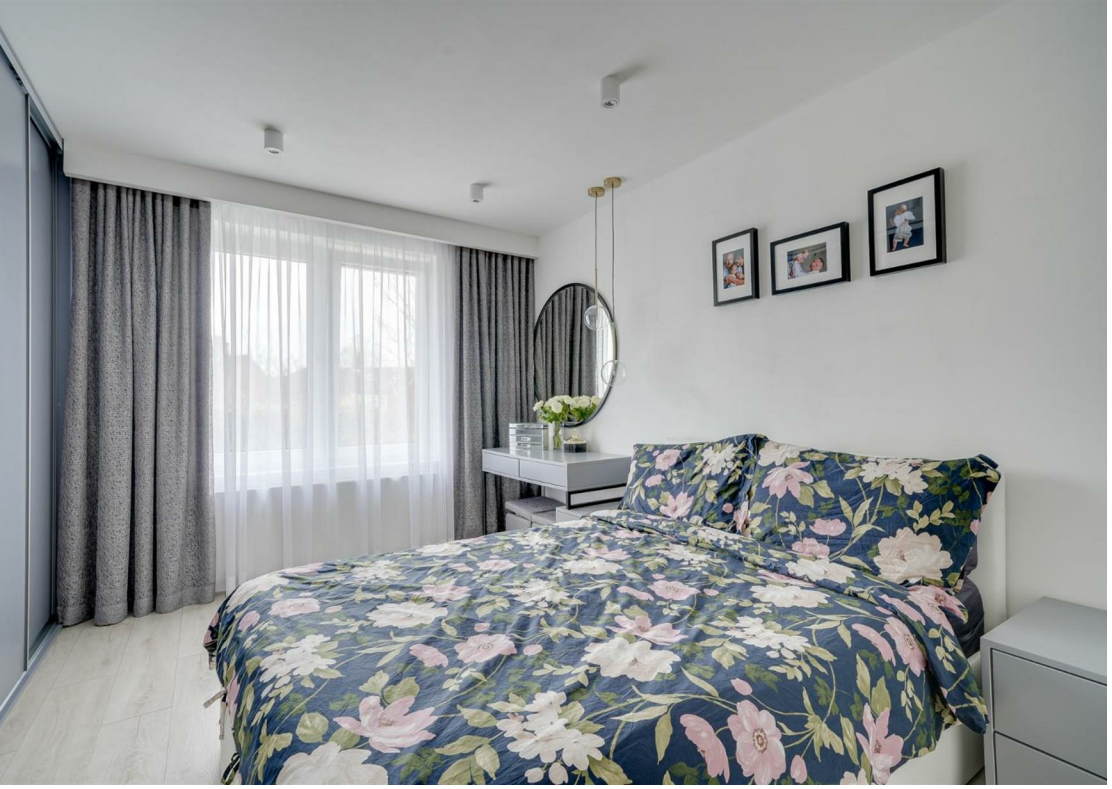
Linwood Grove

Leighton Buzzard, LU7 4RP

** VIEWINGS TO COMMENCE TUESDAY 7TH APRIL**
We are delighted to offer for sale with no upper chain this fully modernised three bedroom family home, situated within a quiet no-through road in this highly desirable residential setting. The property has been thoughtfully reconfigured to create exceptional open-plan living, finished to a high standard throughout with a wealth of contemporary fittings. Accommodation comprises: Entrance to a large open-plan lounge/dining/kitchen area, cloakroom/WC, conservatory, three bedrooms and a refitted family bathroom. Additional benefits include gas central heating, double glazing, landscaped rear garden, driveway parking and an integral garage. Viewing is highly recommended.

Location:
Linwood Grove is a quiet and well regarded cul-de-sac, ideally positioned within easy reach of Leighton Buzzard town centre and a range of local amenities. The location is particularly convenient for families, with well regarded schooling nearby, as well as parks and green open spaces. For commuters, the property is well placed for access to Leighton Buzzard mainline railway station, offering direct services to London Euston, while nearby road links via the A5, A505 and M1 provide access to Milton Keynes, Aylesbury and beyond.

Ground Floor:
The welcoming entrance sets the tone for the quality found throughout the home. The space benefits from excellent built-in storage solutions and provides access to the cloakroom/WC, integral garage and the main living area. The heart of the home is the impressive open-plan lounge/dining/kitchen space, which has been carefully designed to create a bright, sociable and versatile environment. The lounge area provides ample space for a range of furniture and is enhanced by contemporary lighting features, while flowing seamlessly into the dining area which comfortably accommodates a family sized table. The kitchen is fitted with a high specification range of wall and base level units with quartz work surfaces and a breakfast bar. Integrated appliances and thoughtful design details ensure the space is both practical and visually striking. Sliding doors open into the conservatory, providing an additional reception area which enjoys pleasant views of the rear garden and further enhances the connection between indoor and outdoor living.



First Floor:

The first floor landing provides access to all three bedrooms and the family bathroom. The master bedroom is a generous double room featuring fitted wardrobes and stylish lighting, with ample space for additional bedroom furniture. Bedrooms two and three are also well proportioned rooms, each offering flexibility for use as bedrooms, guest accommodation or home working space. The family bathroom has been refitted with a contemporary suite comprising a low level WC, wash hand basin and walk-in shower cubicle, finished nicely with modern tiling.

Outside

To the front of the property is a driveway providing off street parking and access to the garage. The rear garden is a good size, benefitting from it's corner plot, and has been thoughtfully landscaped to create an excellent outdoor space. A generous decked seating area provides the ideal setting for entertaining, with the remainder laid mainly to lawn and enclosed to provide a good degree of privacy. Gated side access is also available.

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: 1135 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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