Wyngates

Leighton Buzzard, LU7 2LD

Offers In Excess Of £300,000

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QUARTERS

YOUR NEXT MOVE

Wyngates

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We are delighted to offer for sale this well presented two bedroom end of terrace property, ideally situated in Linslade which offers local shops, popular schools, amenities and the Mainline Train Station all within walking distance. The property occupies a desirable position within a no through road, and offers bright and well-proportioned accommodation comprising: entrance porch, living room, kitchen/diner, two double bedrooms and a re-fitted family bathroom. Additional benefits include off-road driveway parking and a private rear garden. Viewing is highly recommended.

Location:
This property is situated in a quiet cul-de-sac position on Wyngates, located within ever popular Linslade, with the mainline train station less than a 10-minute walk from the property providing 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 for a number of well-regarded local schools, 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 — and with a convenient southbound route avoiding the town centre. 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:
On entering the property, you are welcomed into a practical entrance porch which is an ideal space for coats and shoes with a door opening into the living room. The living room is a comfortable reception space which benefits from a double-width opening through to the kitchen/diner at the rear, allowing the ground floor to function as one large entertaining area when desired. Stairs rise from the living room to the first floor. To the rear of the property lies the kitchen/diner, fitted with a modern range of base and eye-level units and work surfaces with space for essential appliances. This room provides ample space for a dining table at one end, with a window framing a pleasant outlook over the rear garden.

First Floor:
Upstairs, the landing gives access to two double bedrooms and the family bathroom. The master bedroom is a spacious double with the front aspect, while the second bedroom is also a comfortable double, which benefits from a built-in storage cupboard. The centrally positioned family bathroom has been re-fitted to a modern standard and comprises a WC, wash hand basin and bath with shower over.

Outside:
To the front of the property is a lawned garden and a driveway providing off-road parking, a highly desirable feature for properties in this locality. The rear garden is laid to a combination of lawn and paved patio a perfect setting for outdoor seating and summer entertaining with fencing to the boundaries creating an enclosed and private outdoor space. A garden shed provides useful additional storage.

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: 572 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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