Derwent Road

Leighton Buzzard, LU7 2QW

Price £325,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom end terraced home, ideally situated in the sought-after area of Linslade within walking distance of the mainline train station, local schools and open countryside. The property is in need of modernization with accommodation comprising: Entrance porch, lounge, kitchen/diner, conservatory, shower room, two bedrooms, family bathroom and driveway parking for two cars. Viewing is highly recommended.

Location:

Derwent Road is a highly desirable residential road within Linslade, favored by families for its close proximity to both popular schooling and Leighton Buzzard mainline train station, which offers fast direct services to London Euston in around 30 minutes. The area benefits from a wealth of nearby amenities including shops, restaurants and leisure facilities, while also being moments from picturesque countryside walks and the Grand Union Canal. Linslade strikes a perfect balance between commuter convenience and a relaxed, family-friendly environment.

Ground Floor:

Upon entering the property, an entrance porch makes a perfect space for coats and shoes. To the front of the property sits the spacious lounge, with a pleasant outlook to the front. The layout provides ample space for a range of furniture to suit all needs. A further door leads to the kitchen which is fitted with a range of wall and base level units, complemented by roll-edged work surfaces. There is space for essential appliances including a fridge freezer, cooker and washing machine. The kitchen is open to the conservatory, currently utilized as a dining area, and enjoys views of the rear garden. The dining room overlooks the rear garden. A shower room sits off the dining room and is fitted with a walk in shower cubicle, wash hand basin and low level WC.

First Floor:

The landing offers access to two generous bedrooms and the family bathroom. The master bedroom, positioned at the front, is a generous size for a range of furniture and enjoys views across open countryside. The second bedroom sits to the rear with views over the garden. This would make an excellent study if required and a built in wardrobe completes the space nicely. The family bathroom is fitted with a three-piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Outside:

To the front, the property is set back from the road with a paved and shingled driveway leading to the front door and store (former garage). The low maintenance paved rear garden provides a variety of spaces for both relaxing and entertaining. A side gate provides access to the front.

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: 984 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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