



Wing Road

Linslade Leighton Buzzard, LU7 2NH

Offers In Excess Of £350,000



3



1



2



QUARTERS

YOUR NEXT MOVE

Wing Road

Linslade Leighton Buzzard, LU7 2NH

We are delighted to offer for sale with no upper chain this charming three bedroom period home, ideally situated on the sought-after Wing Road and offering a wealth of character features throughout. With well-proportioned rooms across three floors, a mature rear garden and excellent potential to modernise, this attractive property presents a rare opportunity to acquire a spacious and versatile home within walking distance of the town centre and mainline train station.

Location:

Wing Road is situated in the heart of ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. A huge plus is the mainline train station being just 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:

A traditional front door opens into a welcoming hallway which immediately sets the tone with its sense of space and charm. There is access to both reception rooms and the kitchen, with stairs leading to the first floor and a further staircase descending to the cellar, providing ideal additional storage with two built-in cupboards. The bay-fronted living room is bright and well proportioned, centred around a character fireplace and providing plenty of space for a variety of furniture. Behind, the dining room offers a versatile second reception with rear garden views and ample room for a family-sized dining table. To the rear, the kitchen is fitted with a range of wall and base level units, a butler sink, and work surface space, with room for a variety of appliances. A door leads directly to the rear garden, making this a practical and sociable layout.





First Floor:

The first floor landing is unusually spacious, allowing room for additional furnishings such as a desk or bookcase. There are three bedrooms—a large double to the front aspect with feature fireplace and fitted cupboard, a second generous double centrally positioned, and a larger-than-average single bedroom to the front. The family bathroom is notably large and fitted with a three piece suite, including a high-level WC, wash hand basin, and a freestanding roll top bath, with tiling to water sensitive areas. A built-in cupboard houses the central heating boiler.

Outside:

To the front, the property is set behind a walled border with a path leading to the front door and mature planting. The rear garden is a particular highlight—well-proportioned and mostly walled, creating a private and enclosed feel. There is a paved patio area ideal for entertaining, a generous lawn, and a wealth of mature shrubbery to the borders. A timber shed sits to one corner, providing useful external 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: 1296 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