

The Martins Drive

Leighton Buzzard, LU7 2TQ

Offers In Excess Of £675,000

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We are delighted to offer for sale with no upper chain this rarely available three bedroom detached home, occupying an enviable elevated position along The Martins Drive, one of Linslade's most prestigious and picturesque residential roads. Enjoying outstanding views across the Grand Union Canal, this individual home offers a truly special setting, with its elevated position allowing the beautiful waterside surroundings to be appreciated from the front-facing rooms and attractive garden terrace. The property offers generous and versatile accommodation, including an impressive 23-foot living room, spacious dining hall, kitchen/breakfast room, utility room, three bedrooms, family bathroom and an unusually generous laundry/store. Outside, beautifully established gardens, an integral garage and extensive driveway parking further enhance the appeal. Combining the tranquillity of this exclusive, tree-lined setting with excellent access to the town centre and mainline railway station, this is a wonderful opportunity to acquire a home in a location that seldom becomes available. Viewing is highly recommended.

Location:

The Martins Drive is widely regarded as one of Linslade's most desirable residential addresses, a peaceful, tree-lined, non-through road enjoying a remarkable setting alongside the Grand Union Canal. Characterised by individual detached homes, mature trees and beautifully established gardens, the road offers an atmosphere of tranquillity and seclusion that is increasingly difficult to find, particularly within such convenient reach of the town centre. The property's elevated position is especially appealing, providing wonderful views across the canal and its picturesque surroundings, with the gentle movement of passing narrowboats and changing seasons creating an ever-interesting outlook. The nearby canal towpath offers delightful opportunities for walking and enjoying the countryside, while the River Ouzel, Tiddenfoot Waterside Park and surrounding green spaces further enhance the area's natural appeal. Despite its peaceful surroundings, the property remains exceptionally convenient for everyday life. Leighton Buzzard mainline railway station is within comfortable walking distance, offering direct services to London Euston, while the historic town centre provides an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities. A choice of local schools and convenient road connections towards the A5 and M1 complete this highly desirable location.

Ground Floor:

The accommodation is approached through an entrance porch, opening into a wonderfully spacious dining hall that immediately introduces the character and generous proportions of the home. This welcoming central space comfortably accommodates a dining table and additional furniture, creating an excellent setting for family meals and entertaining. The attractive split-level arrangement adds architectural interest, with a short flight of stairs leading to the impressive living room, while a further staircase rises to the first floor. The living room is undoubtedly one of the home's outstanding features. Extending to over 23 feet in length, this superb reception room provides exceptional flexibility for arranging generous seating and occasional furniture, with a feature fireplace creating an attractive focal point. Large windows and glazed doors draw the eye towards the beautiful surroundings, allowing natural light to fill the room and offering a wonderful outlook across the established gardens. The kitchen/breakfast room is thoughtfully arranged with an extensive range of fitted wall and base units, complemented by generous work surfaces and integrated cooking appliances. The practical layout provides ample preparation and storage space, while the room comfortably accommodates a breakfast table for more informal dining. Adjoining the kitchen is a separate utility room, providing additional space for laundry appliances, with access to the outside. A convenient ground floor cloakroom completes the accommodation on this level.

























First Floor:
The first floor continues the sense of space, with a landing providing access to three well-proportioned bedrooms, the family bathroom and excellent additional storage facilities. The master bedroom is a particularly comfortable double room, measuring approximately 12'8" x 11'0", with fitted wardrobes providing useful storage while leaving ample space for a double bed and accompanying furniture. The second bedroom is another generous double, offering excellent flexibility for family members or visiting guests. Both rooms enjoy pleasant natural light, with the property's elevated position allowing the beautiful surrounding outlook to be appreciated from the front-facing accommodation. The third bedroom is a versatile room, equally suitable as a bedroom, home office or hobby room, depending on individual requirements. The family bathroom is fitted with a suite comprising a panelled bath, separate shower enclosure, wash hand basin and WC, with a window providing natural light. A particularly valuable feature of the first floor is the laundry/store, measuring approximately 10'8" x 4'8". This unusually generous additional space offers excellent practicality for household organisation, laundry and storage. Further extensive eaves storage provides even more useful space, plus there is a further loft space, ensuring the home is particularly well equipped for everyday living.

Outside:
The gardens and grounds are integral to the appeal of this remarkable home, beautifully complementing its elevated position and picturesque canal-side setting. Approached along an attractive driveway framed by mature trees and established planting, the property enjoys a welcoming sense of arrival. The driveway provides generous off-road parking for multiple vehicles, while the surrounding greenery creates an attractive, established setting. The front garden is a particularly special feature, taking full advantage of the property's raised position above The Martins Drive. Thoughtfully arranged with lawn, mature shrubs, ornamental planting and an attractive paved terrace, this is a wonderful place to sit and enjoy the peaceful surroundings. The elevated patio offers a delightful setting for morning coffee, afternoon relaxation or simply watching life unfold along this quiet residential road, with the Grand Union Canal and its beautiful natural surroundings providing a captivating outlook. It is an outdoor space that perfectly captures the lifestyle offered by this exceptional location. The gardens continue around the property, offering further areas of lawn, established trees and a wealth of mature planting that provides colour, texture and interest throughout the seasons. Paved pathways and additional garden areas create opportunities to enjoy different aspects of the grounds, whether relaxing in the sunshine, tending to the planting or entertaining family and friends. The abundance of mature greenery and the beautiful waterside surroundings combine to create a wonderfully peaceful environment, with an established character that would take many years to replicate.

Garage:
The property benefits from an integral garage measuring approximately 23 feet in length, offering excellent space for secure parking, storage or workshop use. There is potential to add to the living space via conversion (STPP).

Agents Note:
The property benefits from leased solar panels which reduces the energy bills.

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: 1415 ft² (excluding eaves storage)

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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