



## Wing Road

Leighton Buzzard, LU7 2NN

Offers In Excess Of £850,000



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QUARTERS

YOUR NEXT MOVE

# Wing Road

Leighton Buzzard, LU7 2NN

Quarters are delighted to offer for sale with no upper chain this extended four/five bedroom detached family home, situated on an excellent plot and located in ever popular Linslade, within walking distance of sought after schooling, local shops and amenities and the Mainline Train Station. The property is presented to the market in excellent order, and offers spacious and versatile living accommodation comprising: Entrance hallway, living room, dining room, study, kitchen, breakfast room, family room/bedroom, refitted ground floor shower room, utility, four first floor double bedrooms (two with refitted ensuite and dressing room) and a refitted family bathroom. Additional benefits include double glazing, gas central heating, double garage, driveway parking with separate entry/exit points and a generous landscaped rear garden. Viewing is highly recommended.

### 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. The mainline train station is 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:

Enter via a double glazed composite door into the porch, with a further door then opening into the spacious and inviting entrance hall. The entrance hall features a tiled floor and includes an area with a built-in cupboard, suitable for storing coats and shoes. There are stairs leading to the first floor, and doors to the living room, dining room and kitchen. The expansive ground floor ensures versatile accommodation, with the opportunity to configure each of the rooms for use depending on preference. The living room is generous, bright and airy, with ample room for a wealth of furniture. An opening leads to the rear lobby, with doors leading out to the garden, as well as the dining room, utility, sitting room and ground floor shower room. The sitting room provides an extra space for growing families, and could be utilised as a bedroom given its proximity to the shower room, which has been refitted with a modern and fashionable suite. The utility room is fitted with a range of units and includes space for various appliances, plus a courtesy door leads out to the garden. The dining room sits at the heart of the home, with plenty of room for a family sized dining table, and an opening leads to the study. The kitchen





#### First Floor:

The landing runs centrally through the first floor, connecting to the four bedrooms and family bathroom, plus there is an airing cupboard and access to the boarded loft which provides ample storage space. The master bedroom is perfectly sized to accommodate a large bed and additional furniture, and boasts a separate dressing room and ensuite shower room. The ensuite has been fitted with a white suite comprising of a low level WC, twin wash hand basin, panel bath and shower cubicle. The second bedroom is also an excellent size, and overlooks the Truro garden. The room includes a walk-in wardrobe and ensuite, which has been refitted with a modern suite comprising of a low level WC, vanity wash hand basin and shower cubicle. The two further bedrooms are generous double rooms, making this an excellent choice for families of all ages, with each facing the front aspect. The first floor is completed by the family bathroom, which is refitted with a four piece suite comprising of a low level WC, vanity wash hand basin, spa bathtub and shower cubicle.

#### Outside:

The property is fronted by an expansive driveway which features separate entry and exit points. There is gated access to the side extending through to the garage, which is situated to the rear. The garage provides potential for storage to the eaves, and comfortably accommodates two cars. The landscaped rear garden takes advantage of the excellent plot, featuring patio areas and a neat lawn with raised borders. An area behind the garage has been utilised to house storage sheds, and there is plenty of room remaining in the garden to create additional entertaining spaces, if desired.



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



Approximate Area: 2633 ft<sup>2</sup> ... 244.6 m<sup>2</sup> (excluding double garage)

Approximate Area of Double Garage: 259 ft<sup>2</sup> ... 24 m<sup>2</sup>

**Total Approximate Area: 2892 ft<sup>2</sup> ... 268.6 m<sup>2</sup>**

Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.  
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## 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](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)