



Ascot Drive

Leighton Buzzard, LU7 2RA

Offers In Excess Of £375,000

3 1 3 D

A row of four icons: a bed icon with the number 3, a shower icon with the number 1, a sofa icon with the number 3, and a staircase icon with the letter D.

 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this well presented three bedroom semi-detached family home, situated within the highly desirable area of Linslade and within walking distance of the mainline train station. The property is presented in excellent decorative order throughout and offers bright, spacious and well balanced accommodation ideally suited to modern family living. Highlights include three reception areas, a refitted kitchen and bathroom, landscaped rear garden and ample driveway parking. Viewing is highly recommended to fully appreciate the finish and flexibility this home has to offer.

Location:

Ascot Drive is a popular residential address within Linslade, favoured for its convenient position close to the mainline station, schooling and local amenities. The property is within walking distance of Leighton Buzzard station via a nearby public footpath, providing direct services into London Euston, making it particularly attractive for commuters. The town centre is also easily accessible and offers a range of shops, restaurants and leisure facilities, while nearby green spaces and canal-side walks further enhance the appeal of the area.

Ground Floor:

The property is entered via a welcoming entrance hall which immediately reflects the care and presentation found throughout the home. The kitchen is fitted with a range of stylish wall and base level units with integrated appliances and generous work surface space, creating a practical and attractive environment for day-to-day use. To the rear, the dining room provides ample space for a family sized table and enjoys direct access to the garden via French doors, creating a bright and sociable space ideal for both everyday dining and entertaining. The lounge is a particularly comfortable reception room with plenty of space for a variety of furniture arrangements, while an additional reception area provides excellent flexibility for use as a study, playroom or family room depending on requirements.



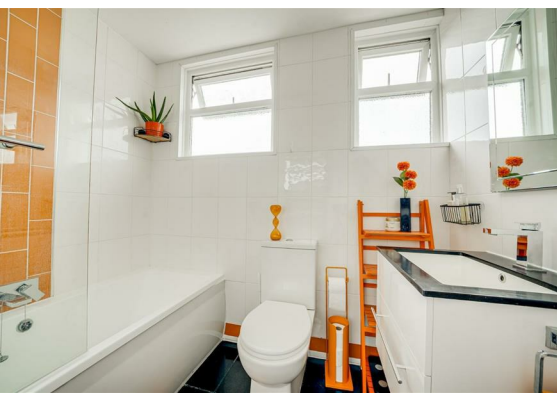


First Floor:

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. The master bedroom is a generous and well presented room with space for a range of freestanding furniture, while the remaining bedrooms are equally well maintained and offer flexibility for family use, guests or home working. The family bathroom has been refitted with a modern suite comprising a low level WC, wash hand basin and bath with shower over.

Outside:

To the front, the property benefits from a generous driveway providing ample off-road parking, alongside a lawned garden which enhances the overall approach. The rear garden has been thoughtfully landscaped to create an attractive and usable outdoor space, featuring a combination of lawn and decking areas ideal for relaxing, outdoor dining and entertaining during the warmer months. The former garage has been partitioned to provide a storage area to the front, with the rear section incorporated into the living accommodation.



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: 1002 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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