



Leven Close

Leighton Buzzard, LU7 2XS

Price **£425,000**



QUARTERS
YOUR NEXT MOVE

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Leighton Buzzard, LU7 2XS

We are delighted to offer for sale this well presented three bedroom detached family home, ideally situated in a quiet cul-de-sac in the highly sought after area of Linslade. The property offers bright, generous and well balanced accommodation arranged over two floors, with highlights including a spacious lounge, modern kitchen/ dining room, utility room, cloakroom/WC, store and a superb conservatory overlooking the garden. Further benefits include driveway parking for multiple cars, garage space which is used for storage and a private rear garden. This is an excellent opportunity for families seeking a detached home in one of the area's most desirable locations.

Location:

Leven Close is a peaceful cul-de-sac set within the ever-popular area of Linslade, renowned for its excellent schooling, local amenities and easy access to beautiful parks and countryside. Leighton Buzzard mainline train station—offering fast services to London Euston—is within walking distance, making this an ideal location for commuters. Road connections to the A5, A505 and M1 are also within easy reach, while the town centre provides a wide range of shops, restaurants and leisure facilities.





Ground Floor:

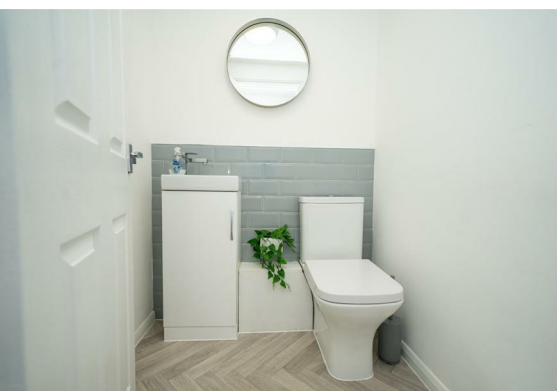
The property is entered via a welcoming hallway with doors leading to the downstairs rooms with stairs leading to the first floor. To the front sits a bright and comfortable lounge which opens into a well-defined kitchen/ dining area, creating an excellent space for family living. The generous fitted kitchen provides a range of wall and base units with ample work surfaces, there is ample space for a dining room table with views of the rear garden. The space is complemented by a useful utility room offering additional storage and appliance space. A cloakroom is conveniently positioned off the utility room and comprises of a low level WC and vanity hand wash basin. The ground floor further benefits from a spacious conservatory which enhances the living space and provides lovely views of, and direct access to, the rear garden. Additionally there is a good sized store off the utility room and the remainder of the garage is accessed via an electric door.

First Floor:

The first floor landing leads to three well-proportioned bedrooms, including two generous doubles and a good-sized single. The master bedroom has the benefit of a good sized fitted wardrobe. All bedrooms are served by a modern family bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC.

Outside:

To the front of the property, a driveway provides off-road parking and leads to the garage. There is a side gate to the side which leads to the rear garden. The rear garden enjoys a good degree of privacy and is laid mainly to lawn with a patio seating area, offering a pleasant and secure space for outdoor dining, children's play and relaxation.



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: 1038 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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