

Soulbury Road

Linslade, LU7 2RN

Offers In Excess Of £400,000

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QUARTERS
YOUR NEXT MOVE

Soulbury Road

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We are delighted to offer for sale with no upper chain this three-bedroom semi-detached family home, ideally situated in the highly sought after area of Linslade, just a short walk to the mainline train station.
This property presents a fantastic opportunity for buyers looking to stamp their own mark on a spacious home, benefiting from already completed key updates including a refitted kitchen and modern shower room. The accommodation is well-proportioned and includes an entrance porch, separate lounge and dining room, and a generous rear garden, making this an excellent choice for growing families seeking an outstanding location. Additional benefits include a driveway, an attached garage, and a central heating boiler replaced around three years ago. Viewing is highly recommended.
* Some archive photos used

Location:
Soulbury Road is a well-established and highly desirable street in Linslade, renowned for its excellent access to local amenities and sought-after school catchments. The property is exceptionally well-placed for transport links, situated within comfortable walking distance of Leighton Buzzard mainline train station, which provides fast and frequent services to London Euston in as little as 30 minutes. The area is also conveniently placed for road networks, with the A4146 providing easy access to Milton Keynes and the A5, with further connections via the M1 motorway. Linslade is close to the picturesque Grand Union Canal, offering lovely waterside walks, and the town centre with its variety of shops and amenities is only a short distance away.

Ground Floor:
Enter via the entrance porch leading into the entrance hallway, which provides access to all ground floor rooms and includes a useful built-in storage cupboard beneath the stairs. The lounge sits to the front aspect and benefits from a charming bay window, flooding the room with light and offering plenty of space for furniture. The separate dining room sits to the rear, enjoying peaceful views of the generous garden, and provides direct access outside via a double glazed door. The kitchen has been refitted with a range of wall and base level units, incorporating an integrated oven and hob, plus space for a washing machine. Off the kitchen is a practical cloakroom/WC which also houses the central heating boiler (replaced approximately three years ago). A separate rear lobby provides additional space for a fridge/freezer and further access to the rear garden.

























First Floor:

The landing provides access to all three bedrooms, the refitted shower room, and the loft space. The master bedroom is a generous double room situated at the front of the property, also benefiting from a characteristic bay window. The second bedroom, another generous double, sits to the rear and overlooks the garden. Bedroom three also faces the rear aspect and includes a convenient built-in airing cupboard. The shower room has been recently refitted with a modern three-piece suite, comprising a low-level WC, a vanity wash hand basin, and a shower cubicle, finished with complimentary tiling to the walls.

Outside:

To the front of the property, a driveway provides off-road parking and extends to the attached garage, which is provided with power and lighting. The front garden is laid to lawn with a path leading to the front door. A store is situated beyond the garage and offers practical access to the rear. The generous rear garden is laid mainly to lawn with an array of mature shrubbery, planting and a pond, making this an excellent and sizeable space for growing families to enjoy.

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: 963 ft² (excluding garage, store)

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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