



21 Alwins Field  
Linslade, LU7 2UF

Offers In Excess Of £600,000



# 21 Alwins Field

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M & M Properties are exceptionally pleased to offer for the first time in many years, this VASTLY EXTENDED, OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME located within a QUIET CUL DE SAC, resting on a GENEROUS SIZED AND PRIVATE PLOT BACKING DIRECTLY ONTO LINSLADE WOODS. The property boasts just under 2,000 SQUARE FEET of accommodation which includes FOUR LARGE RECEPTION AREAS, FOUR BEDROOMS, DRESSING AREA AND ENSUITE SHOWER ROOM TO THE MASTER BEDROOM.

The property has NO UPPER CHAIN, in a reasonable decorative order offering so much potential for a long term family home with modernisation being required in places. An Internal viewing comes highly recommended to fully appreciate this fantastic opportunity!

## Location

Alwins Field is located in the popular sought after area of Linslade, this house in particular backs directly onto the beautiful scenic Linslade Woods. The location is also just a very short walk to the mainline train station and provides a direct link into London Euston in approx 30 minutes. Additionally the property is within a short drive to popular linking roads like the A5, A4146, A421 and the M1. The property is situated close to the Leighton Buzzard town centre, which is just a short walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charter's market.

## Accommodation

The property has very spacious rooms throughout set over two floors, with three extensions in the past making it incredibly well proportioned offering a vast opportunity to improve further if desired. To the ground floor there is an entrance hallway, downstairs WC, four receptions rooms which include a 25Ft living Room with a feature open fireplace, study/home office with a vaulted ceiling and 'Velux' windows, a dining room and a separate family room. In addition to this there is also a kitchen, which has a range of wall and base level units, ample counter space and space for numerous appliances, as well as a utility room at the back.

Stairs rise up to the first floor landing where there is an airing cupboard, access into the loft and doors into all rooms. There is a total of four good sized bedrooms and a separate shower room, the master bedroom is double aspect with views stretching across the Linslade Woods with a dressing room and an ensuite shower room.

## Accommodation Size

The Total floor area is approximately 184 square metres (1,980.56 square feet) not including the Garage or any outbuildings external from the main house.

## Entrance Hall

## Downstairs WC

Living Room  
25'5" (max) x 14'4" (max) (7.76m (max) x 4.37m (max))

Family Room  
14'4" (max) x 11'8" (max) (4.37 (max) x 3.58m (max))





**Dining Room**  
10'9" x 11'8" (3.29m x 3.58m)

**Study/Home Office**  
13'11" x 11'2" (4.25m x 3.41m)

**Utility Area**  
9'10" x 6'11" (3.01m x 2.11m)

**Kitchen**  
10'9" x 8'3" (3.29m x 2.53m)

**First Floor Landing**

**Master Bedroom**  
15'1" (max) x 13'10" (max) (4.61m (max) x 4.22m (max))

**Dressing Area**

**Ensuite Shower Room**

**Bedroom 2**  
12'0" x 10'3" (3.66m x 3.14m)

**Bedroom 3**  
12'0" x 10'4" (3.66m x 3.15m)

**Bedroom 4**  
7'9" x 9'2" (2.37m x 2.81m)

**Bathroom**

**Parking**

There is parking to the front on a paved driveway for up to three vehicles. Additional parking is also available in the Garage if required.

**Gardens**

The property rests on a very generous sized plot, with a vast amount of privacy at the back. To the front of the property is a small front garden space with decorative flower beds, a feature tree and shrubs, as well as the driveway for off road parking. At the rear is a remarkable mature garden consisting of a wide selection of trees including a beautiful oak tree, various lawn areas and planted flower beds with an additional garden space at the back making it one of, if not the largest plot on the street. There is also a large wrap around paved patio seating area, linking the main house to the garden and the garage at the side. There is also vast amounts of rooms for sheds, greenhouses, annexes or home offices to be constructed within the rear garden.

**Tenure**

We as agents can confirm this property is Freehold.

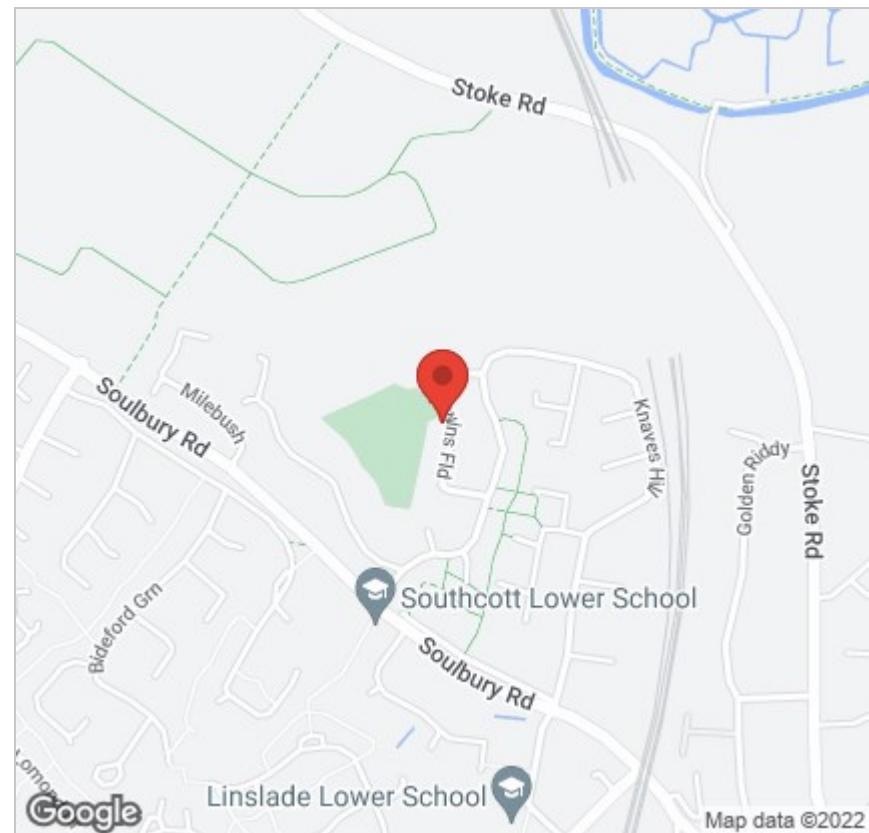
**Council Tax Band**

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## Floor Plan



## Area Map



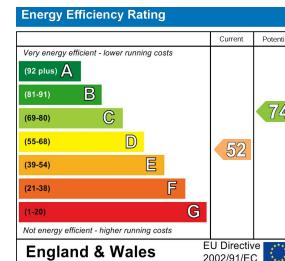
Map data ©2022

## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



**IMPORTANT:** Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.