

The Stables, Church Road, Linslade, LU7 2LR

£320,000



- **Rarely Available Bungalow**
- **Two Bedrooms**
- **Quiet Tucked Away Position in Linslade**
- **17Ft Kitchen/Breakfast Room**
- **Very Short Walk to Leighton Buzzard Train Station and Town Centre**
- **Perfect Downsize Property**
- **Off Road Parking for one Vehicle**
- **Private Rear Garden**
- **Historic Conservation Area**
- **Double Aspect Living Room**

Nestled in a tranquil and secluded position along the historic Church Road in Linslade, this rarely available two bedroom semi detached bungalow boasts off road parking, a private rear garden and a charming, stylish interior all thoughtfully arranged on a single level.

Set within a quiet conservation area, its serene surroundings and unique, characterful design create the perfect peaceful retreat. Despite its secluded setting, the property is just a short stroll from an array of local amenities and the vibrant Leighton Buzzard town centre.

The property features generously sized rooms, thoughtfully arranged on a single level to create a seamless flow throughout the home. As you approach the property there is a delightful entrance that exudes charm and character, welcoming you with a neatly paved pathway flanked by vibrant, well-maintained shrubbery. The elegant front door, complete with decorative glazing and tasteful brick accents, creates a warm and inviting first impression.

This thoughtfully designed single-level layout offers a practical and comfortable living arrangement. The home features two well-proportioned bedrooms, with the principal bedroom providing ample space and natural light, with the second being ideal for guests or to set up as a home office or study.

A central hallway leads to the family bathroom with a convenient utility cupboard and also to the spacious living room, perfect for relaxation or entertaining, offering direct access to the exterior, ideal for alfresco dining.





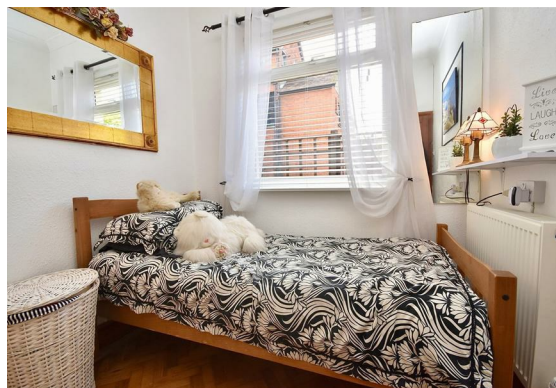
The heart of the home is the generously sized kitchen/diner, combining functionality with style with a range of 'shaker' style units with roll top counter surfaces and a breakfast seating bar. Within the kitchen area there is ample space for all household appliances, aswell as a fitted cooker, extractor hood and a dishwasher. The seamless flow between rooms enhances the sense of space and ease of living in this charming bungalow.



At the rear is a charming garden space offering a private and peaceful outdoor retreat, perfect for relaxing or entertaining. The paved patio provides ample space for outdoor furniture, including a dining table and chairs, making it ideal for al fresco meals or enjoying a morning coffee.



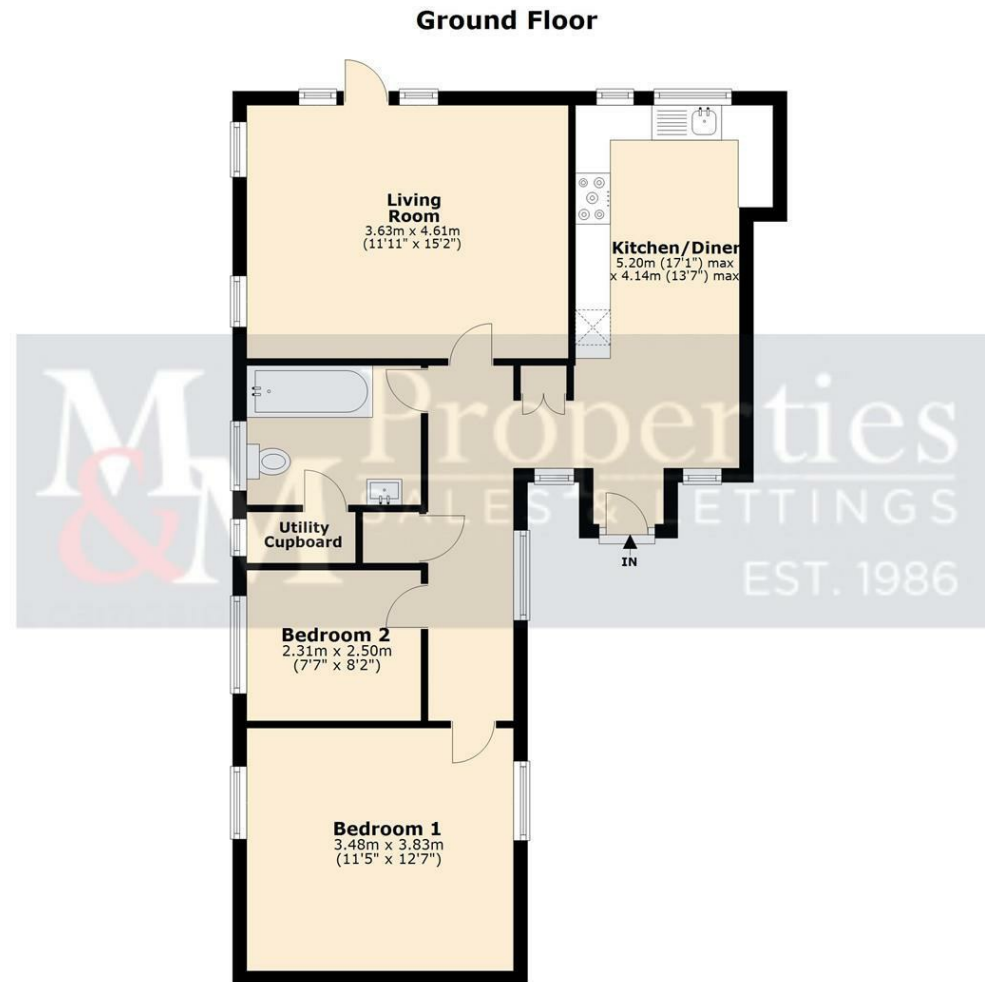
Surrounded by mature trees and neatly maintained shrubs, the rear garden creates a sense of seclusion while adding natural beauty. Whether hosting guests or enjoying quiet moments, this garden is a delightful extension of the home. Parking is available in front of the property for one allocated vehicle, although short term additional parking can be agreed.



The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band C

Floor Plan



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.

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.

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