



24 Ascot Drive  
Linslade, LU7 2RA

Offers In Excess Of £425,000



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BEAUTIFULLY PRESENTED THREE BEDROOM TOWNHOUSE | EXTENDED KITCHEN WITH CENTRE ISLAND AND SKYLIGHT | QUARTZ WORKSURFACES & BI FOLD DOORS | ENSUITE & FITTED WARDROBES TO MASTER BEDROOM | QUIET CUL DE SAC IN LNSLADE | TWO ALLOCATED PARKING SPACES

M & M Properties are delighted to offer this BEAUTIFULLY PRESENTED AND EXTENDED, THREE BEDROOM TOWNHOUSE situated tucked away down a QUIET CUL DE SAC IN LNSLADE, just 5/6 minutes walk from the mainline train station and located within close proximity of the PICTURESQUE SOUTHCOTT VILLAGE.

## Location

Ascot Drive is a quiet cul de sac in Linslade being just a short walk (approx 5/6 minutes) to the mainline train station which provides a direct link into London Euston in approx 30 minutes, aswell as being 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 (approx 15/20 minutes) and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers aswell as a twice-weekly vibrant charters market.

There are excellent schools within the local area to include Southcott Lower School, Leighton Middle School and Cedars Upper School.

## Accommodation

The property has very spacious rooms throughout and set over three floors. The ground floor, which has been extended to the back includes an entrance hallway, a downstairs WC, a good sized separate living room and then the kitchen/breakfast/dining area at the rear which is a fantastic size extension creating the 'heart of the home'.

The kitchen comes fully fitted with a range of wall and base level units aswell as a large centre island, Quartz worksurfaces over with an inset sink drainer and mixer tap. There are a selection of integrated appliances which include a fridge/freezer, washing machine, dishwasher, 'Rangemaster' gas oven and extractor fan. Bi-fold doors open out onto the south-east facing garden which flood the room with an abundance of natural light.

Stair rise up to a first floor landing which has doors into Bedroom 2, a modern refurbished shower room, airing cupboard and Bedroom 3. Stairs then lead up further to the second floor where there is the impressive master bedroom which has Velux roof windows, quality fitted wardrobes maximising the space available aswell as an ensuite bathroom. Additionally on the top floor is access into the loft which is ideal for extra storage.





#### Exterior & Gardens

To the front of the property is a small front garden which is low maintenance with shingle areas shielded by a low level feature hedge, paved entrance path leading to the front door and side access leading to the back.

To the rear of the property is a landscaped tiered garden which consists of a paved patio seating area, artificial lawn sections, timber sleepers, decorative planted borders, a large storage shed to remain and a further patio seating area at the foot of the garden. The rear of the property is south-east facing so greatly benefits from natural light ideal for spring and summer weather.

#### Parking

There are two allocated parking spaces for this property.

#### Tenure

We as agents can confirm this property is Freehold

#### Council Tax Band

D

## Floor Plan

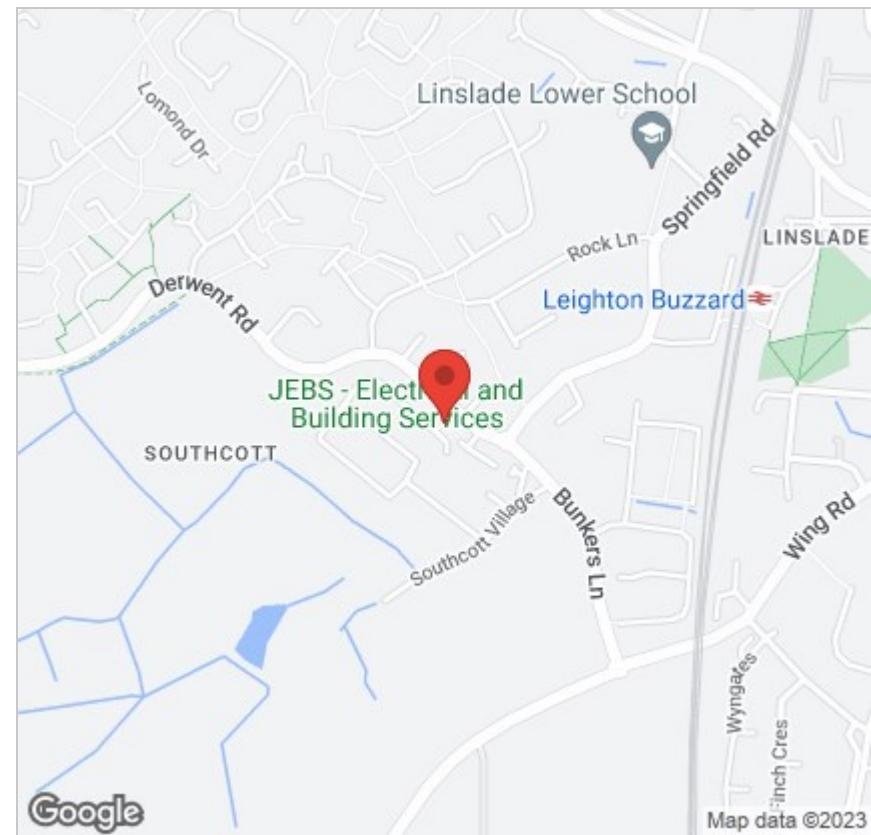


## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

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

## Area Map



## Energy Efficiency Graph

