



14 Linwood Grove  
Leighton Buzzard, LU7 4RP

£350,000

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Leighton Buzzard, LU7 4RP

THREE/FOUR BEDROOMS | GARAGE CONVERSION | TWO BATHROOMS | DRIVEWAY PARKING | QUIET CUL DE SAC LOCATION | 19FT LOUNGE/DINER & SEPARATE KITCHEN

M & M Properties are pleased to offer this THREE / FOUR DOUBLE BEDROOM FAMILY HOME WITH A GARAGE CONVERSION, situated within a QUIET CUL DE SAC LOCATION, just a short walk of the Leighton Buzzard town centre and mainline train station.

### Location

Linwood Grove is a quiet non-through road set right on the edge of the town centre, which is walking distance in a few minutes offering a wide range of local amenities to include shops, restaurants, bars, pubs, supermarkets, a local high street as well as a twice -weekly vibrant charters market. There are various schools for all ages close by which include lower, middle and upper schools. Excellent road links are available as the property is a short drive to the A5, A421 and the M1. The mainline train station is also just a very short walk and offers quick commute directly into London Euston in just 35 minutes.





### Accommodation

The property is highly spacious, with well proportioned rooms throughout with versatile and flexible accommodation set over two floors. The ground floor comprises of an entrance hall with doors that lead into a large 19Ft lounge/diner, the downstairs shower room with space to also make a utility area and then an additional reception room which offers a variety of uses like an optional bedroom, home office, study or playroom. There is also a separate kitchen, accessed from the lounge which includes a range of wall and base level units, roll top worksurfaces over with an inset sink/drainer with mixer tap, integrated appliances include an eye level oven/grill, aswell as a four ring gas hob. Stairs rise up to a first floor landing with access into the loft, a large storage cupboard housing the boiler, doors lead into all three bedrooms and the upstairs shower room.

### Exterior & Gardens

To the front of the property is the driveway with flower beds and an external cupboard for storage. At the rear of the property is a generous sized garden which is low maintenance mainly paved, with various planted sections and decorative borders. There is also ample opportunity to extend making the living space larger subject to planning.

### Parking

There is parking to the front on the drive way for up to two vehicles.

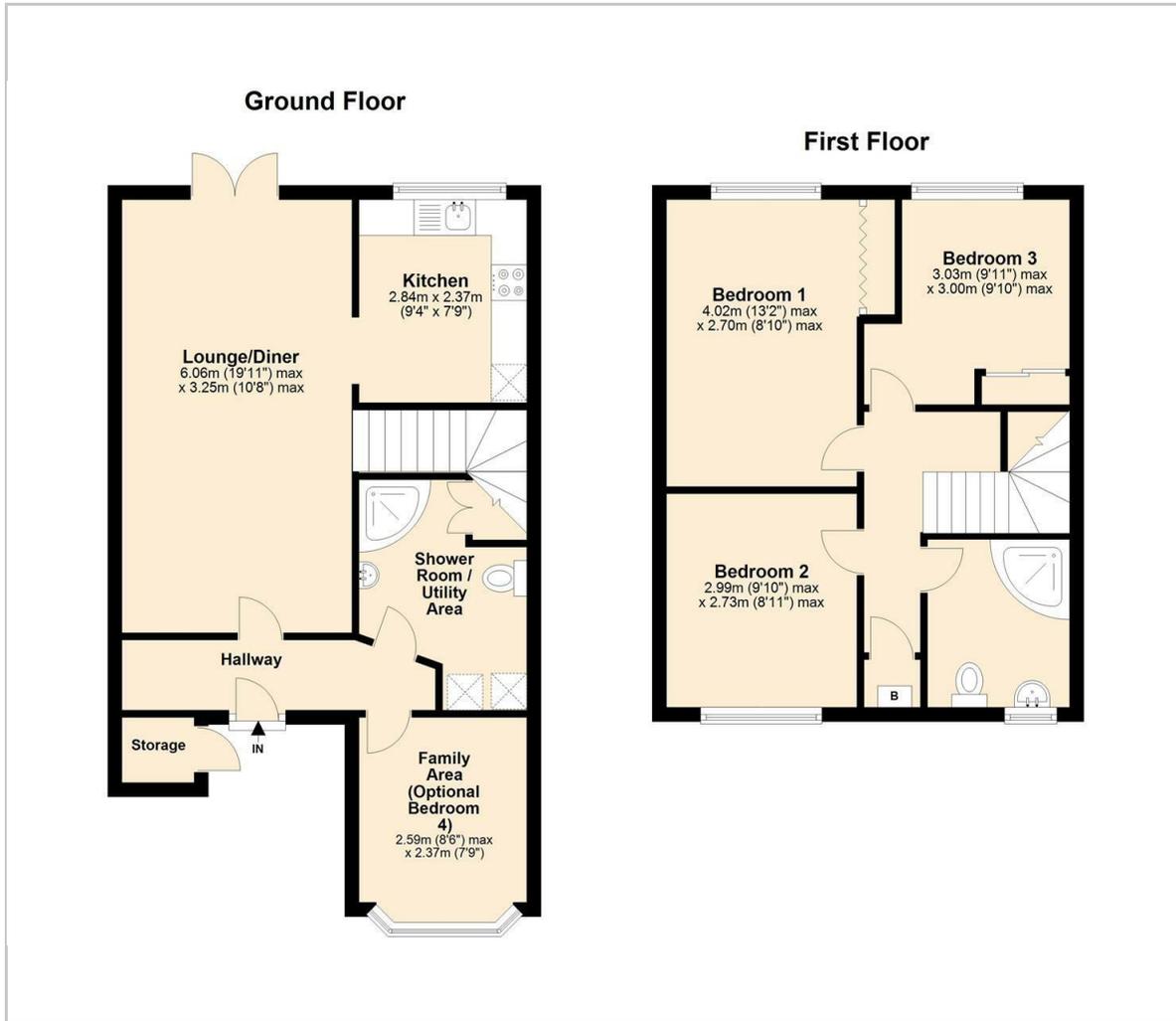
### Tenure

We as agents can confirm this property is freehold.

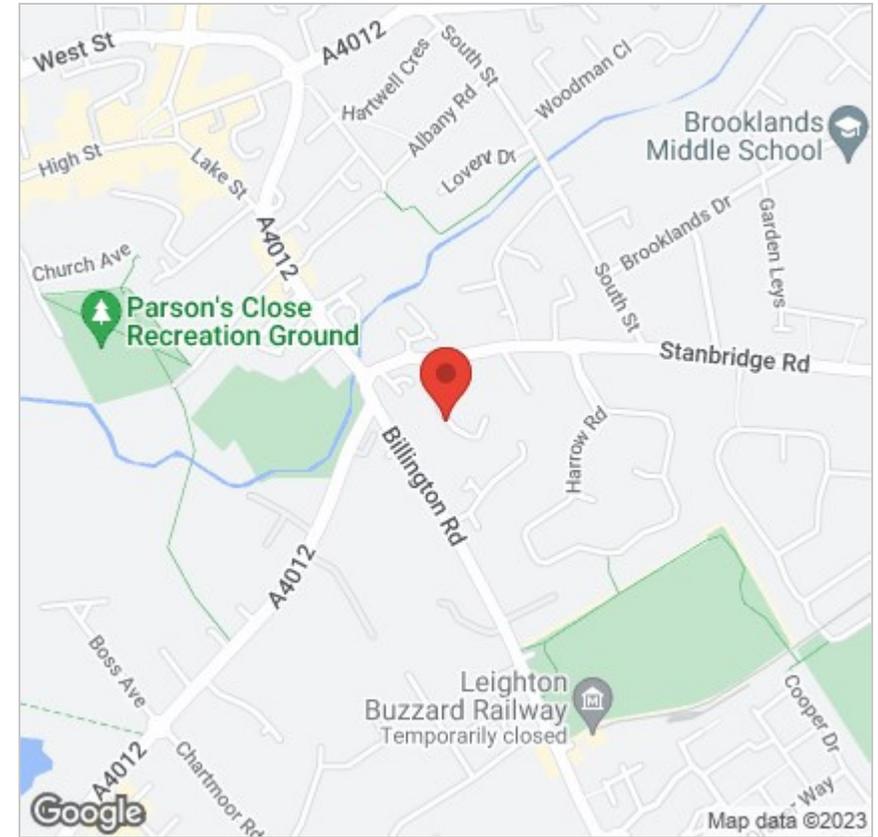
### Council Tax Band

C

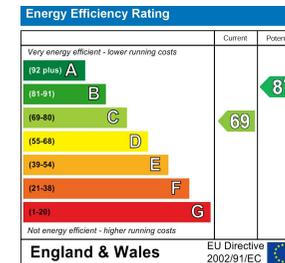
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.