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59 Linwood Grove, Leighton Buzzard, LU7 4RP

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## Offers In Excess Of £500,000

- FOUR BEDROOM EXTENDED FAMILY HOME
- DOWNSTAIRS CLOAKROOM/UTILITY
- OPEN PLAN LIVING
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO TOWN CENTRE
- EN-SUITE TO MAIN BEDROOM
- WELL APPOINTED KITCHEN
- SEPERATE LOUNGE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- INTERACTIVE VIRTUAL TOUR

This beautifully extended four bedroom semi-detached family home is presented to the market in turnkey condition, having been meticulously renovated by the current owners.

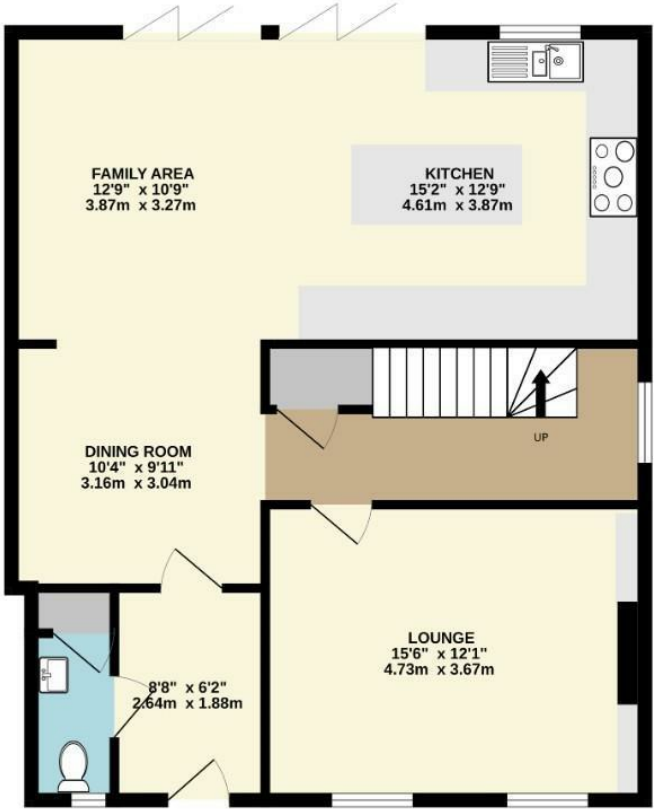
From the moment you step inside, you're welcomed by a bright and inviting entrance hall. The heart of the home is the well-appointed kitchen, complete with high-end integrated appliances, including two Neff Slide & Hide ovens, Quartz worktops, and a matching island with a built-in wine cooler. The kitchen flows seamlessly into a spacious family and dining area, offering both versatility and comfort. Bi-folding doors open onto the enclosed rear garden, creating the perfect blend of indoor and outdoor living. The ground floor also features a separate lounge and a convenient downstairs cloakroom that offers plumbing and space for a washing machine and tumble dryer.

Upstairs, a generous landing leads to four double bedrooms, including a stunning principal bedroom with a private en-suite. A stylish three-piece family bathroom serves the remaining bedrooms.

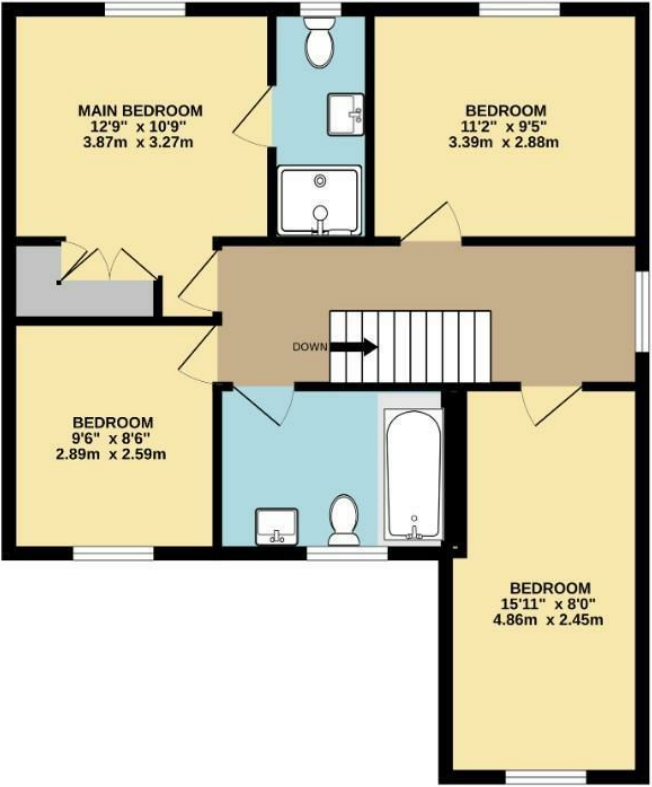
Outside, the rear garden is mainly laid to lawn with a paved patio seating area, ideal for entertaining or relaxing. Side gated access leads to a driveway, offering ample off-road parking for multiple vehicles.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



























