



HUNTERS[®]
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28 Faulkners Way, Linslade, LU7 2SS

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Offers In Excess Of £700,000

- FOUR BEDROOM DETACHED FAMILY HOME
- PRIME LOCATION
- SPACIOUS REAR GARDEN
- DUAL ASPECT LOUNGE
- HOME OFFICE
- DRIVEWAY PARKING and DOUBLE GARAGE
- CLOSE TO THE TOWN CENTRE
- EN-SUITE TO MAIN BEDROOM
- TWO RECEPTION ROOMS
- INTERACTIVE VIRTUAL TOUR

Rarely available to the market, this exceptional four-bedroom detached family residence occupies a highly sought-after position in Leighton Buzzard, just moments from the town centre and the scenic Grand Union Canal. Offering a blend of character, space and practicality, it is perfectly suited to modern family living.

On entering, you are welcomed by a generous entrance hall, beautifully finished with herringbone flooring and a staircase rising elegantly to the first floor. The dual-aspect lounge is a true showpiece — centred around a striking inglenook fireplace with contemporary gas fire and further enhanced by French doors that open directly onto the rear garden, creating a bright and inviting atmosphere. The kitchen offers a comprehensive range of wall and floor units, while a separate dining room provides an ideal setting for family meals and entertaining. Completing the ground floor are a utility room with garage access, a cloakroom, and a dedicated study/home office — perfect for today's flexible lifestyles.

Upstairs, a spacious landing leads to four generously sized bedrooms. The principal suite benefits from fitted wardrobes and a private en-suite shower room, while the guest bedroom also enjoys built-in storage. Two further bedrooms provide versatility for children, guests or additional office space, all served by a well-appointed three-piece family bathroom.

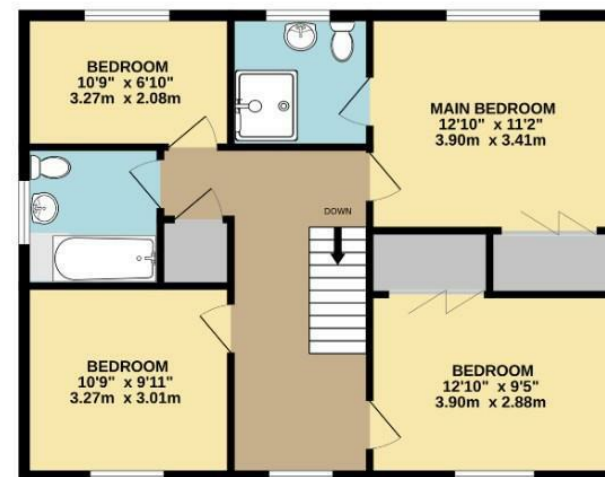
Externally, the home impresses with off-road parking via a private driveway and a double garage, conveniently accessed from the utility room. To the rear, the sizeable garden is designed for both relaxation and family enjoyment, with a paved patio ideal for summer dining, a sweeping lawn, and mature borders that bring colour and privacy throughout the seasons.

This outstanding home combines generous accommodation, character features and a premier location, making it a rare and highly desirable opportunity in Leighton Buzzard.

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	









