



HUNTERS[®]
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70, Mentmore Road, Leighton Buzzard, LU7 2NZ

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Guide Price £400,000

- DETACHED HOME IN HIGHLY SOUGHT-AFTER LINSLADE LOCATION
- BRIGHT AND WELL-PROPORTIONED LIVING SPACES
- KITCHEN WITH AMPLE STORAGE AND POTENTIAL TO EXTEND
- LARGE REAR GARDEN PERFECT FOR ENTERTAINING OR RELAXING
- HISTORIC FORMER CROSSING KEEPER'S HOUSE WITH UNIQUE CHARACTER
- SHORT WALK TO LEIGHTON BUZZARD TRAIN STATION AND TOWN AMENITIES
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- TWO GOOD-SIZED BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

Welcome to Mentmore Road — a charming detached home set in one of Linslade's most desirable locations. Ideally situated just a short walk from Leighton Buzzard train station, excellent local schools, and town amenities, this property perfectly balances everyday convenience with the tranquillity of a peaceful residential setting.

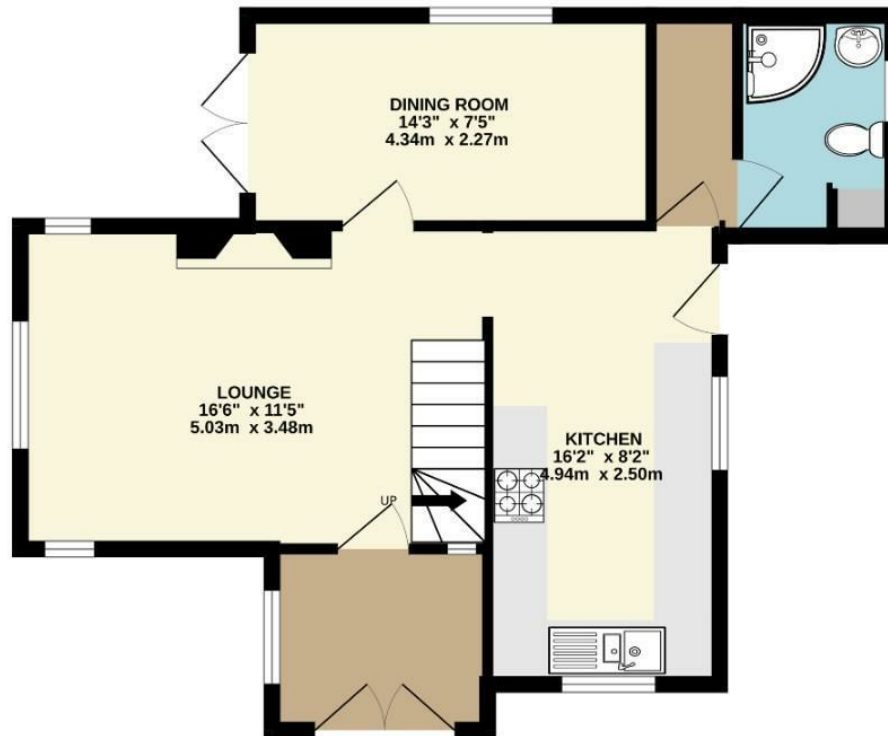
Inside, bright and well-proportioned living spaces offer flexibility for modern family life. The ground floor includes a welcoming entrance porch, a spacious lounge filled with natural light, and a separate dining room ideal for family meals or entertaining guests. The kitchen provides ample storage and workspace, with scope to update or extend to suit your style, a well-appointed family shower room, complete the ground floor. Upstairs, there are two generously sized bedrooms .

Outside, the home boasts a generous rear garden — perfect for summer gatherings, children's play, or quiet relaxation — along with driveway parking to the front.

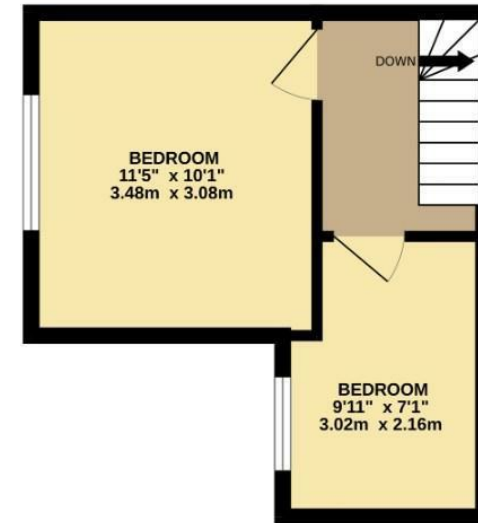
Originally serving as the crossing keeper's house at the former Ledburn Crossing on the Leighton Buzzard to Dunstable North railway line, the property carries a touch of local history. The railway once ran directly beside the house; today, it stands as a unique period home surrounded by newer properties.

Set on the ever-popular Mentmore Road, this home is within easy reach of excellent schools, parks, and Leighton Buzzard mainline station, with direct trains to London Euston in under 40 minutes. The nearby town centre offers a variety of shops, cafés, and amenities, while the surrounding countryside and Grand Union Canal provide beautiful walks and leisure opportunities — making this a wonderful place to call home.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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