



Connells

Eriboll Close
Leighton Buzzard



Property Description

Step into the epitome of suburban living with this delightful three-bedroom link-detached home in the heart of Linslade. Comprising entrance hall, lounge, separate dining room, conservatory, kitchen, utility room and garage on the ground floor with three bedrooms and a bathroom upstairs.

Outside comprises front and rear gardens and a convenient driveway and garage.

Situated within walking distance to schools, shops, and the local residents club "The SVRA," as well as the train station, it ensures effortless connectivity and convenience. Tucked away in a tranquil cul-de-sac with friendly neighbours, this home promises a peaceful retreat.

With easy access to the A505 bypass serving Milton Keynes, as well as the A5 and M1, commuting couldn't be more convenient

Entrance Hall

Carpeted flooring.

Cloakroom

WC, wash hand basin, half height tiling, carpeted flooring, double glazed window.

Lounge/Diner

25' 8" x 10' 6" Max (7.82m x 3.20m Max)

Double glazed window to the front, carpeted flooring, warm air vent, patio door to conservatory.

Kitchen

9' 11" x 8' 2" (3.02m x 2.49m)

Wall and base units with countertop over, tiled splashbacks, warm air boiler, double glazed window to the rear, freestanding gas oven and hob with electric cooker hood over, stainless steel sink and drainer, fridge freezer space, tiled flooring.

Utility Room

7' 9" x 6' 3" (2.36m x 1.91m)

Wall and base units with countertops over, tiled floor, plumbing for washing machine, space for small freezer, tiled splashbacks, tiled floor, double glazed door and window to the rear, electric heater, door to garage.

Landing

Carpeted flooring, airing cupboard, loft access.

Bedroom One

13' 10" x 10' 7" (4.22m x 3.23m)

Fitted wardrobes and chest of drawers, carpeted flooring, double glazed window to front aspect.

Bedroom Two

11' 8" x 9' 10" (3.56m x 3.00m)

Double glazed window to rear aspect, carpeted flooring.

Bedroom Three

Carpeted flooring, double glazed window to the front aspect.

Family Bathroom

Full height tiling, shower cubicle with electric shower, vanity wash hand basin, WC, electric chrome towel radiator, double glazed window to the rear.

Loft Space

Partial boarding and courtesy light.

Outside

Garage

13' 11" x 8' (4.24m x 2.44m)

Flat roof garage with up and over garage door, power and light, gas meter.

Front Garden

Mainly laid to lawn with shrub beds, gated side access to rear garden, pathway to front door with driveway parking.

Rear Garden

Mainly laid to lawn, patio area, outside water tap, gated access to front garden, enclosed around by fencing, hard standing for green house and shed.

Agents Note

Please be aware that this property is a Probate Sale and we are awaiting the grant of probate.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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