



**Corbet Ride, Linslade, Leighton Buzzard, LU7 2SJ**

**welcome to**

## **Corbet Ride, Linslade, Leighton Buzzard**

Superbly located within a comfortable walk to the mainline station this TWO double bedroom BUNGALOW offers a practical and spacious home with LOWER LEVEL GARDEN and gated OFF ROAD PARKING spaces.

### **Entrance Hall**

Upvc double glazed door to the side leading into an 'L' shaped hallway. Radiator and doors to all rooms.

### **Lounge / Diner**

17' 2" max x 13' 8" max ( 5.23m max x 4.17m max )  
'L' shaped room - radiator, space for a table and chairs, double glazed window to the rear and double glazed Patio doors leading out to the garden. Opens into the kitchen.

### **Kitchen**

7' 2" x 6' 8" ( 2.18m x 2.03m )  
Partially tiled, fitted kitchen, with a mix of wood effect, built-in, wall and base units with work surface over, stainless steel sink with mixer tap and drainer, built-in electric oven and gas hob with concealed extractor over. Space for a washing machine and fridge/freezer. 'Worcester' gas boiler and double glazed window to the rear.

### **Bedroom One**

13' 8" x 9' 3" ( 4.17m x 2.82m )  
Radiator and double glazed window to the front.

### **Bedroom Two**

10' 4" x 7' 6" ( 3.15m x 2.29m )  
Radiator and double glazed window to the front.

### **Shower Room**

Fully tiled with pedestal wash hand basin, Wc and walk-in shower cubicle with screen and rise and fall shower. Extractor fan.

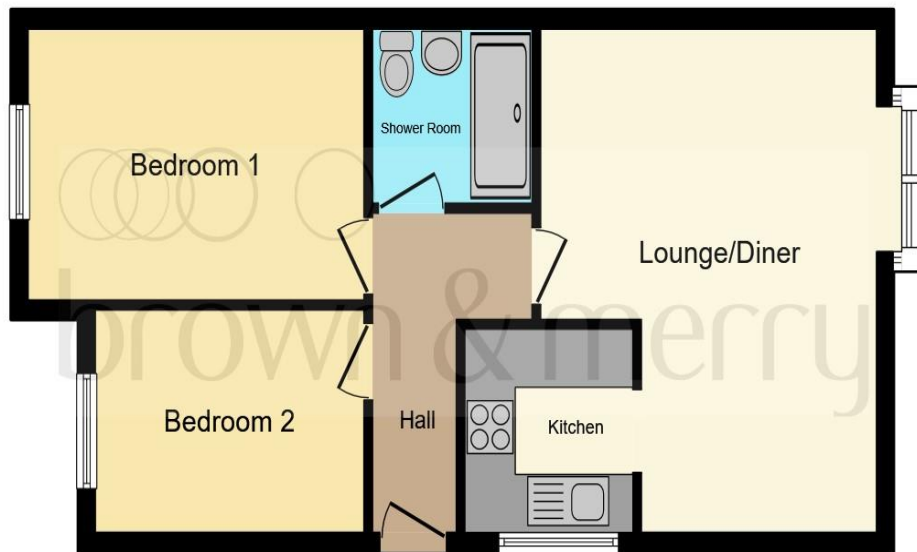
### **Outside**

#### **Front Garden**

Enclosed by wrought iron gates allowing vehicle and pedestrian access. Herringbone brick paving and slate borders. Pathway leading to the main entrance at the side of the property. Outside light.

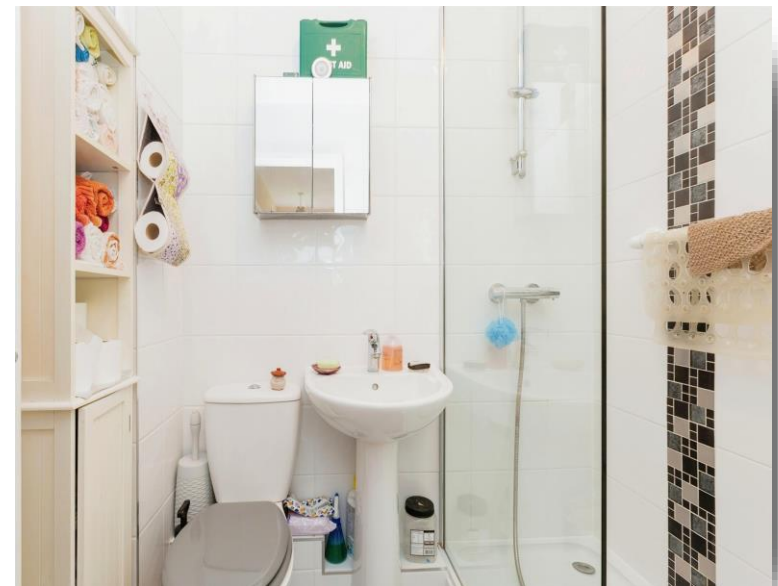
#### **Rear Garden**

A sloping garden with pathway and steps leading down to a lower lawn area, small patio area with tree and shrub borders. Garden storage shed. Enclosed by panel fencing.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Corbet Ride,**  
**Linslade, Leighton Buzzard**

- COUNCIL TAX BAND B
- TWO BEDROOM ELEVATED BUNGALOW
- SECURE REAR GARDEN
- WALKABLE TO LOCAL SHOP AND STATION
- OFF ROAD PARKING FOR UP TO TWO CARS

Tenure: Freehold EPC Rating: C

**£295,000**



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Property Ref:  
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