



**Old Road, Linslade, Leighton Buzzard, LU7 2RD**

**welcome to**

## **Old Road, Linslade, Leighton Buzzard**

A charming GRADE II listed COTTAGE featuring two double bedrooms, situated in the HEART of Leighton buzzard. This quaint home boasts a small courtyard garden and rear designated parking. With a hint of period charm this property offers a unique living experience in a desirable location.

### **Lounge**

18' 4" x 16' 10" ( 5.59m x 5.13m )

Door to the front, under stairs storage and secondary glazed window to the front. Leads to the kitchen.

### **Kitchen**

12' 1" x 9' 2" ( 3.68m x 2.79m )

Fitted kitchen with a mix of wall and base units with granite work surface over, sink with mixer tap, electric oven and gas hob with extractor over. Integrated dishwasher and fridge. Space for a washing machine and fridge/freezer. Stairs to the first floor are off the kitchen. Double glazed window to the rear and double glazed door to the rear.

### **First Floor Landing**

Stairs from the ground floor and doors to both bedrooms and bathroom.

### **Bedroom One**

16' 9" x 13' 11" ( 5.11m x 4.24m )

Two radiators and two secondary glazed windows to the front.

### **Bedroom Two**

12' x 8' 9" ( 3.66m x 2.67m )

Radiator and double glazed window to the side.

### **Bathroom**

Partially tiled with pedestal wash hand basin, low level WC and panelled bath with mixer tap and shower over. Shaver point and extractor fan.

### **Outside**

#### **Rear Courtyard**

Small courtyard, patio garden.

#### **Parking**

Parking for one car to the rear of the property.



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](http://www.focalagent.com)

**welcome to**  
**Old Road,**  
**Linslade, Leighton Buzzard**

- COUNCIL TAX BAND B
- GRADE II LISTED COTTAGE
- SPACIOUS LOUNGE
- TWO BEDROOMS
- COURTYARD GARDEN

Tenure: Freehold EPC Rating: C

**£260,000**



Awaiting Photograph

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