



Grange Close, Linslade, Leighton Buzzard, LU7 2PW

welcome to

Grange Close, Linslade, Leighton Buzzard

This is the perfect family home, filled with modern appliances and sleek designs. Located a short walk from Leighton Buzzard mainline station makes this a commuter's dream. Extended, refitted, decorated to a high level with off-street parking do not miss your chance to own this unique property!

Entrance Hall

Double-glazed door to the front and doors to the cloakroom and lounge.

Cloakroom

Partially tiled with corner wash hand basin and low-level WC. Radiator and double-glazed obscured window to the side.

Lounge

17' 5" x 17' 4" (5.31m x 5.28m)

Electric fireplace and two radiators. Double-glazed window and double-glazed French doors to the front.

Dining Room

15' 1" x 9' (4.60m x 2.74m)

Under stairs storage and radiator. Double-glazed window to the rear and double-glazed door leading out to the garden. Access to the lounge, playroom and kitchen.

Kitchen

10' min x 7' 9" (3.05m min x 2.36m)

Fitted kitchen with a mix of wall and base units with work surface over, sink with boil water tap and drainer, electric oven and induction hob with chimney style extractor over. Integrated fridge/freezer and space for a washing machine and dishwasher. Larder cupboard and double-glazed window to the front.

Snug

8' x 7' 2" (2.44m x 2.18m)

Radiator and double-glazed window to the rear.

Shower Room

Fully tiled with wash hand basin set in a vanity unit and low-level WC with integral flush. Extractor fan and double-glazed obscured window to the side.

First Floor Landing

Stairs from the ground floor, airing cupboard with sliding doors and storage cupboard.

Bedroom One

10' 10" x 9' 11" (3.30m x 3.02m)

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

Panelling, radiator and double-glazed window to the front.

Bedroom Three

9' 4" x 7' 8" (2.84m x 2.34m)

Radiator and double-glazed window to the front.

Bathroom

Fully tiled with wash hand basin with storage units under, low-level WC with integral flush and bath with rain shower head over. Heated towel rail and double-glazed obscured window to the rear.

Outside

Front Garden

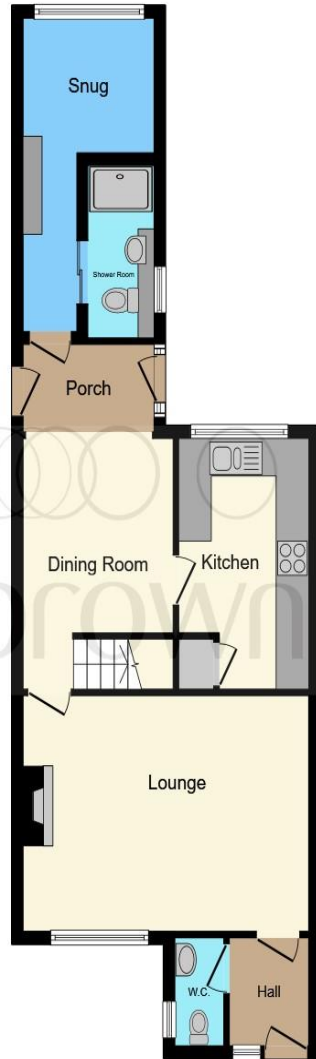
Mainly laid to lawn with mature flower and shrub borders and a shed.

Rear Garden

Patio and decked area. Shed.

Parking

Shared driveway providing off-road parking.



Ground Floor



First Floor

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



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Grange Close,
Linslade, Leighton Buzzard

- CLOSE TO MAINLINE STATION
- NEW GARAGE CONVERSION
- CLOAKROOM, DOWNSTAIRS SHOWER ROOM AND FAMILY BATHROOM
- OFF STREET PARKING
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

guide price

£400,000



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Property Ref:
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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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