



Waterloo Road, Linslade, Leighton Buzzard, LU7 2NS

welcome to

Waterloo Road, Linslade, Leighton Buzzard

Victorian THREE-bedroom home with large REAR garden within easy walking distance of both Linslade Recreational Park and the mainline STATION. Much improved by its current owners the property offers a superb opportunity for a London commuter or homemover!

Entrance

Enter via timber door to:

Lounge

12' 11" x 11' 4" into bay (3.94m x 3.45m into bay)
Sash bay window to front aspect. Double panel radiator. Brick fireplace with 'Stoves' wood burner and brick hearth. Dado rail. Varnished floorboards.

Inner Hallway

Stairs to the first floor. Door into dining room.

Dining Room

12' 10" x 10' 2" (3.91m x 3.10m)
Double glazed window to rear aspect. Laminate flooring. Fireplace. Under stairs storage cupboard. Vertical wall radiator. Archway and step into kitchen.

Kitchen

13' 8" x 6' 6" (4.17m x 1.98m)
Double glazed windows to side. Wall mounted gas boiler. Re-fitted 'Wren' two tone kitchen with soft close storage cupboards and drawers, internal drawer, pull out waste and recycling bin. Wood effect work surface and uplift. Leisure Cookmaster dual fuel range style oven, printed glass kitchen splash-back, angled extractor hood fan. Composite 1.5 sink and drainer unit with mixer tap. Integrated fridge/freezer. Space and plumbing for dishwasher. Laminate flooring. Recessed lighting. Two flat roof lantern windows. Open to rear lobby.

Lobby

Upvc half glazed door to side. Built in larder storage. Leads to utility area.

Utility Area

Double glazed window overlooking garden. Radiator. Plumbing and space for washing machine. Hanging space for coats and shoe storage. Option to re-instate downstairs WC, waste pipe and water feed remain.

First Floor Landing

Doors to bedrooms one and three and family bathroom. Door to stairs. Airing cupboard housing hot water tank.

Master Bedroom

11' 2" into bay x 13' 2" into wardrobe (3.40m into bay x 4.01m into wardrobe)
Sash bay window to front aspect. Wall to wall range of fitted wardrobes with overhead storage cupboards. Double panel radiator.

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)
Double glazed window to rear aspect. Double panel radiator.

Bathroom

Re-fitted suite. Double glazed obscure window to rear aspect. Chrome towel radiator. Shower bath with rise and fall wall mounted Mira shower and folding shower screen. Concealed cistern WC. Vanity basin unit with storage cupboard and bathroom work top. Partly tiled walls.

Second Floor Bedroom Two

15' 8" including stairs x 14' 6" (4.78m including stairs x 4.42m)
Double glazed window to front aspect. Velux double glazed skylight window to rear. Eaves storage. Laminate flooring. Radiator. Restricted ceiling height. Built in storage cupboard.

Outside

Front: Steps to front door. Shared gated access to rear.

Rear: Landscaped rear garden with decked seating area, slate chippings, stepping stone pathway, timber shed. Variety of trees which include an ornamental cherry and plum together with Japanese maple. Central seating area suitable for al fresco dining and entertaining. External power sockets. Water tap. Car port area to rear. Rear garden access to front.

Parking

Permit parking available in road through Central Bedfordshire Council.

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21), please note that the vendor of this property is an associate of an employee of the Connells group of companies.



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



welcome to
Waterloo Road,
Linslade, Leighton Buzzard

- THREE BEDROOM VICTORIAN TERRACE
- GENEROUS REAR GARDEN
- REFITTED KITCHEN AND BATHROOM
- APPROX 5 MINUTE WALK TO STATION
- PERMIT BAY PARKING ON ROAD

Tenure: Freehold EPC Rating: D

offers over

£425,000



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Property Ref:
LBZ108935 - 0005

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