



**Bideford Green, Linslade, Leighton Buzzard, LU7 2TU**

**welcome to**

## **Bideford Green, Linslade, Leighton Buzzard**

Located in the popular Bideford green area of Leighton buzzard, this property offers spacious living accommodation with kitchen/diner, garage and driveway parking. Ideally situated close local schools, amenities and transport links. This home is perfect for families!

### **Entrance Porch**

Double-glazed door to the front, tiled flooring and double-glazed windows to the front.

### **Entrance Hall**

Stairs to the first floor and radiator.

### **Lounge**

15' 10" max x 15' 1" ( 4.83m max x 4.60m )

Under-stairs storage cupboard, radiator and double-glazed window to the front.

### **Dining Room**

14' 1" x 7' 11" ( 4.29m x 2.41m )

Radiator and service window from the kitchen.

Double-glazed window to the rear and double-glazed Patio doors to the front and the side.

### **Kitchen / Diner**

15' 11" x 7' 9" ( 4.85m x 2.36m )

Tiled with a mix of wall and base units with work surface over, sink with mixer tap and drainer, space for a cooker. Space for a washing machine and a fridge/freezer. Space for a dining table and chairs. Extractor fan, radiator and double-glazed window to the side.

### **First Floor Landing**

Stairs from the ground floor and doors to all bedrooms and the family bathroom.

### **Bedroom One**

11' 11" x 9' 6" ( 3.63m x 2.90m )

Radiator and double-glazed window to the front.

### **Bedroom Two**

11' 10" x 9' ( 3.61m x 2.74m )

Built-in wardrobes, radiator and double-glazed window to the rear.

### **Bedroom Three / Office**

8' 10" x 5' 10" ( 2.69m x 1.78m )

Radiator and double-glazed window to the front.

### **Bathroom**

Fully tiled with a pedestal wash hand basin, low-level WC and a bath with a hand-held shower attachment and a power shower over. Storage cupboard and radiator. Double-glazed obscured window to the rear.

### **Outside Garage**

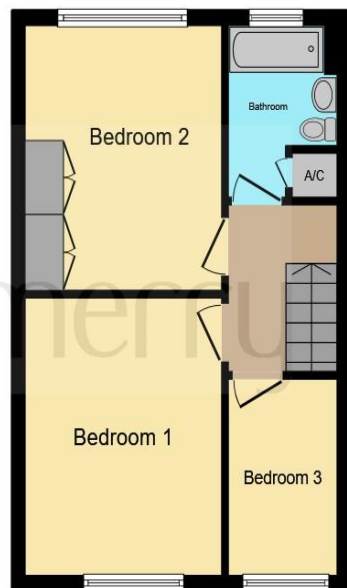
Garage with up & over for, power, space for a tumble dryer and a single-glazed window to the rear.

### **Rear Garden**

A mature, split-level garden with a lawn area and a patio area with flower and shrub borders.



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



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**Bideford Green,**  
**Linslade, Leighton Buzzard**

- THREE-BEDROOM LINK-DETACHED
- GARAGE & DRIVEWAY PARKING
- MATURE REAR GARDEN
- CUL-DE-SAC
- APPROX. 15 MINUTE WALK TO MAINLINE TRAIN STATION

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£400,000**



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