



Melfort Drive, Linslade, Leighton Buzzard, LU7 2XN

welcome to

Melfort Drive, Linslade, Leighton Buzzard

Ideally located in a sought-after area close to local schools and mainline rail links, this well laid out link-detached property offers a bright lounge, separate dining room and downstairs cloakroom. With a mature rear garden, garage and off-street parking this is the ideal family home.

Entrance Hall

Door with fanlight to the front, stairs to the first floor, under-stairs storage area, warm air vent and coving to the ceiling.

Cloakroom

Fully tiled with a washing hand basin with mixer tap and cupboard under. Low-level WC with a concealed flush. Fuse box, tiled floor and double-glazed obscured window to the side.

Lounge

13' 2" excl. bay x 10' 6" (4.01m excl. bay x 3.20m)
A feature, coal effect, gas fire with ornamental surround, warm air vent and coving to the ceiling. Double-glazed, box bay, window to the front. Archway to the dining room.

Dining Room

12' 7" x 8' 6" (3.84m x 2.59m)
Double-glazed window to the rear, warm air vent, coving to the ceiling and double-glazed casement door to the rear. Door into the kitchen.

Kitchen

9' 11" x 8' (3.02m x 2.44m)
Partially tiled, fitted kitchen, with a mix of light wood effect wall, drawer and base units with work surface over, stainless steel sink with mixer tap and drainer, space for a free-standing cooker. Space for a dishwasher, a washing machine and a fridge/freezer. A concealed extractor fan and a Balmforth warm air heating system. Double-glazed window to the rear.

First Floor Landing

Stairs from the ground floor, airing cupboard housing the hot water tank and coving to the ceiling. Access to a partially boarded loft. Doors to all bedrooms and the family bathroom.

Bedroom One

14' x 9' 10" (4.27m x 3.00m)
Warm air heating vent, coving to the ceiling and double-glazed window to the front.

Bedroom Two

11' 7" x 9' 11" (3.53m x 3.02m)
Warm air heating vent, laminate flooring and coving to the ceiling. Double-glazed window to the rear.

Bedroom Three

9' x 6' 11" (2.74m x 2.11m)
Warm air heating vent and double-glazed window to the front.

Bathroom

Partially tiled with pedestal wash hand basin, low-level WC and panelled bath with mixer tap and telephone style shower attachment. Wall heater and double-glazed obscured window to the rear.

Outside Garage

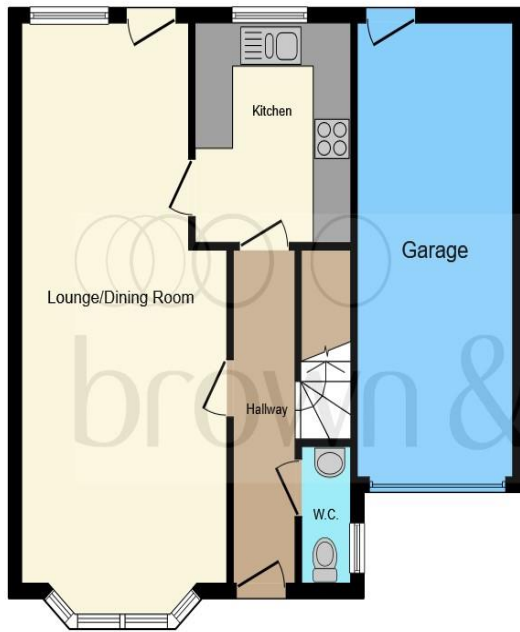
20' 8" to door x 8' (6.30m to door x 2.44m)
Garage with up & over door, power and light. Gas meter and outside water tap. Double-glazed window to the rear and double-glazed casement Upvc door to the rear.

Front Garden

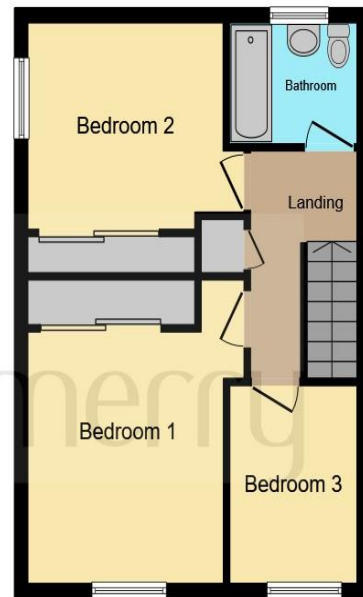
Driveway providing off-road parking to the front for 1 car. Laid to lawn with a path leading to the front door.

Rear Garden

Enclosed by a mix of brick and panel fencing with gated side access. Laid to lawn with a patio area, a sheltered seating area and a pergola. Greenhouse, water butt, raised flower beds and mature 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



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Linslade, Leighton Buzzard

- NO ONWARD CHAIN
- PROXIMITY TO LOCAL SCHOOLS
- CLOSE TO MAINLINE TRAIN STATION
- GARAGE
- DRIVEWAY PARKING

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

£375,000



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Property Ref:
LBZ109321 - 0002

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