



Derwent Road, Linslade, Leighton Buzzard, LU7 2XT

welcome to

Derwent Road, Linslade, Leighton Buzzard

Welcome to this FOUR-bedroom, DETACHED family home with double garage, driveway, lounge, dining room, kitchen/utility and master EN-SUITE. Set on a wide plot with garden workshop/office, side access and excellent scope to extend (STPP). situated in proximity to local school and the station.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the cloakroom, kitchen and the lounge/diner.

Cloakroom

Partially tiled with a wall mounted wash hand basin with a vanity unit under and a low-level WC. Radiator and double-glazed obscured window to the rear.

Lounge

19' 8" x 10' 9" (5.99m x 3.28m)
Radiator and double-glazed window to the front. Double-glazed French doors leading out to the garden.

Dining Room

9' 11" x 9' 2" (3.02m x 2.79m)
Serving hatch, radiator and double-glazed window to the rear.

Kitchen

12' 10" x 7' 9" (3.91m x 2.36m)
Fitted kitchen with a mix of wall and base units with work surface over, circular sink and drainer, electric oven and gas hob with chimney style extractor fan over. Breakfast bar, integrated dishwasher and integrated fridge/freezer. Double-glazed window to the rear.

Utility Room

6' 5" x 3' (1.96m x 0.91m)
Partially tiled with a mix of wall and base units with work surface over, space for a washing machine/tumble dryer and double-glazed obscured window to the front.

First Floor Landing

Stairs from the ground floor, airing cupboard and access to a boarded loft. Doors to all bedrooms and the family bathroom.

Bedroom One

12' 6" x 8' 8" (3.81m x 2.64m)
Over head storage cupboard, radiator and double-glazed window to the rear.

En-Suite

Fully tiled with wash hand basin with a mix tap, low-level WC with integral flush and a shower cubicle. Heated towel rail and double-glazed obscured window to the front.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)
Radiator and double-glazed window to the rear.

Bedroom Three

11' x 9' (3.35m x 2.74m)
Radiator and double-glazed window to the front.

Bedroom Four

9' 8" x 8' 7" (2.95m x 2.62m)
Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with wash hand basin with mixer tap set in a vanity unit, low-level WC with integral flush and bath with shower over. Heated towel rail and double-glazed obscured window to the front.

Outside Garage

Double garage with electric roll door, power and light. Single-glazed window and a single-glazed door to the rear.

Rear Garden

Enclosed by fencing with a grass area, patio area and a pond. A large shed/workshop with power and a glazed plastic window. 2 green houses.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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



welcome to
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Linslade, Leighton Buzzard

- NO ONWARD CHAIN
- GREAT POTENTIAL TO EXTEND (STPP)
- APPROX. 17 MIN WALK TO MAINLINE STATION
- GARDEN WORKSHOP
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£535,000



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Property Ref:
LBZ109403 - 0003

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