



**St. Marys Way, Linslade, Leighton Buzzard, LU7 2RX**

**welcome to**

## **St. Marys Way, Linslade, Leighton Buzzard**

CHAIN FREE - Situated in the popular location of LINSLADE is this three-bedroom, end-of-terrace family home. Benefits include; lounge leading through to the dining room, kitchen and bathroom. Outside is a mature garden and off-road parking.

### **Entrance Hall**

Double-glazed door to the front and double-glazed window to the side. Stairs to the first floor and radiator.

### **Lounge**

Under stairs storage, radiator and double-glazed window to the front. Square archway to the dining room.

### **Dining Room**

Radiator and double-glazed Patio doors leading out to the garden. Square archway to the lounge and a door to the kitchen/breakfast room.

### **Kitchen**

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel double sink, electric oven and electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Breakfast bar and double-glazed windows to the rear and side.

### **First Floor Landing**

Stairs from the ground floor and airing cupboard. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Fitted wardrobes providing hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Two**

Storage cupboard, radiator and access to the loft via a pull-down ladder. Double-glazed window to the rear.

### **Bedroom Three**

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

### **Bathroom**

Wash hand basin, low-level WC and a bath with a shower over. Heated towel rail, radiator and double-glazed obscured window to the side.

### **Outside Front Garden**

Laid to lawn with flower and shrub borders.

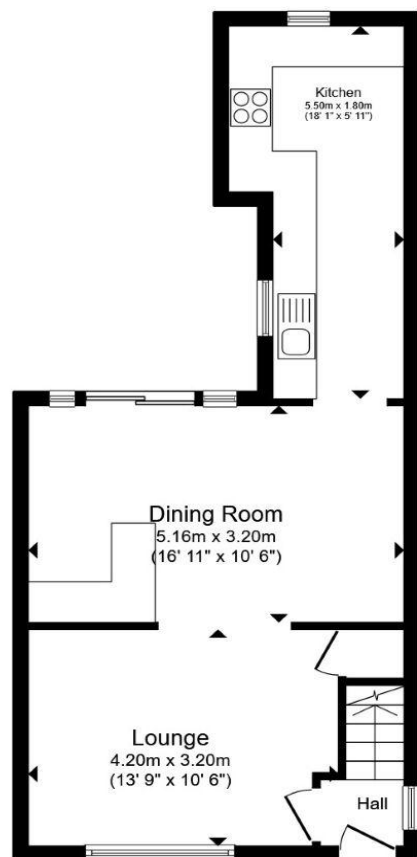
### **Rear Garden**

A mature garden which is mainly laid to lawn with a block paved patio area. Flower and shrub borders. Leads around the side to the gated access.

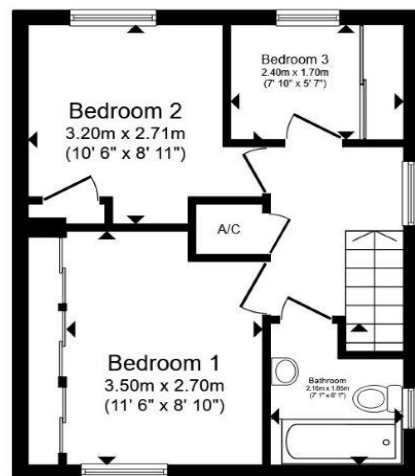
### **Parking**

Off-road parking.





**Ground Floor**



**First Floor**

Total floor area 78.6 m<sup>2</sup> (846 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**St. Marys Way,**  
**Linslade, Leighton Buzzard**

- THREE-BEDROOM END-TERRACE
- NO UPPER CHAIN
- LOUNGE & DINING ROOM
- FAMILY BATHROOM
- REAR GARDEN & OFF-ROAD PARKING

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

**£375,000**



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