



Mardle Road, Linslade, Leighton Buzzard, LU7 2UR

welcome to

Mardle Road, Linslade, Leighton Buzzard

An exceptional four-bedroom detached family home. Beautifully presented throughout, offering generous living space including a spacious lounge, Further benefits include a well-appointed kitchen, garage, and ample off-street parking - a superb home ideal for modern family living.

Entrance Porch

Double-glazed door to the front and double-glazed window to the front.

Cloakroom

Wash hand basin set in a vanity unit and low-level WC. Water tank and double-glazed obscured window to the front.

Lounge

New ethanol fireplace, dimplex smart quantum storage heater and double-glazed window to the front.

Dining Room

Dimplex smart quantum storage heater and double-glazed Patio doors leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work surface over, 1.5 sink with mixer tap, eye-level separate Pyrolytic ovens and an induction hob with extractor fan over. Space for a washing machine, dishwasher and an American style fridge/freezer. Double-glazed window to the rear.

Conservatory

Suspended ceiling and double-glazed windows to all sides. Insulated floor and double-glazed French doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and access to the loft with the airflow system and function points.

Bedroom One

Built-in wardrobes providing hanging space and storage, dimplex smart quantum storage heater and double-glazed window to the front.

Bedroom Two

Built-in wardrobe with hanging space and storage, dimplex smart quantum storage heater and double-glazed window to the rear.

Bedroom Three

Space for a small double bed, dimplex smart quantum storage heater and double-glazed window to the rear.

Bedroom Four

Built-in storage cupboard, dimplex smart quantum storage heaters and double-glazed window to the front.

Bathroom

Wash hand basin set in a vanity unit, low-level WC and a shower cubicle with digital rainfall shower head. Intelligent mirror and heated towel rail. Double-glazed obscured window to the side.

Outside Front Garden

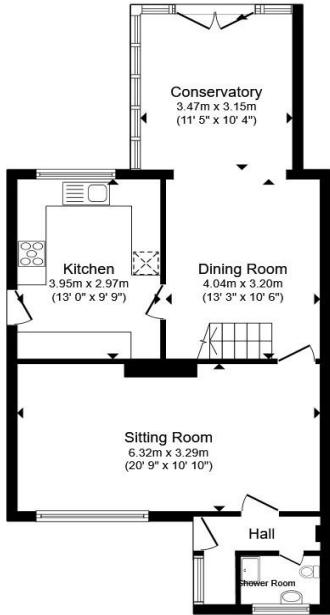
Driveway providing off-road parking.

Rear Garden

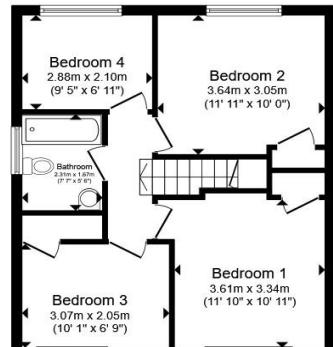
Mature garden with an irrigation system and retaining walls with drainage. lawn area and lovely flower and shrub borders.

Agents Note

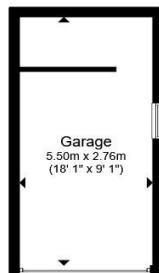
There is an easement on the title, please enquire with the branch.



Ground Floor



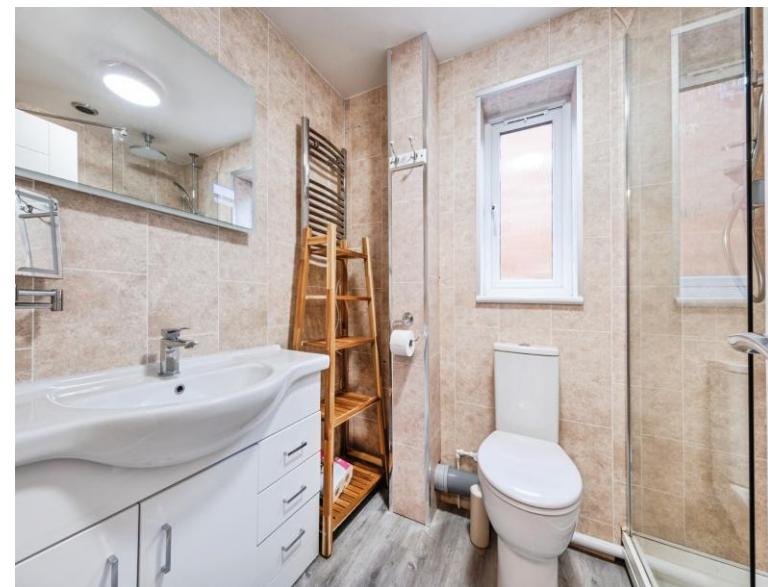
First Floor



Garage

Total floor area 124.6 m² (1,341 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



welcome to
**Mardle Road,
Linslade, Leighton Buzzard**

- PARKING FOR MULTIPLE VEHICLE
- GARAGE
- SEPARATE DINING ROOM
- SHORT WALK TO THE LOCAL MAINLINE STATION
- PROXIMITY TO LOCAL SCHOOLS AND SPORTS CENTRE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£565,000



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Property Ref:
LBZ109557 - 0004

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