



Grasmere Way, Linslade, LU7 2QH

£595,000

 4  2  3  C

- Impressive Detached Family Home
- Garage & Driveway Parking
- Four Double Bedrooms
- Less than 500 Yards to Mainline Train Station!
- 27Ft Useable Loft Room With Velux Windows
- Offered To Market For The First Time Ever!
- South Facing Rear Garden
- En-Suite to Master Bedroom
- Quiet Non-through Road in Linslade
- 20Ft Lounge Area with Bay Window



FOUR DOUBLE BEDROOM DETACHED FAMILY HOME | POPULAR LINSLADE LOCATION | ENSUITE TO MASTER BEDROOM | PARKING FOR MULTIPLE CARS | WALKING DISTANCE TO MAINLINE STATION | EXCELLENT SCHOOLS CATCHMENT | 27FT USEABLE LOFT ROOM

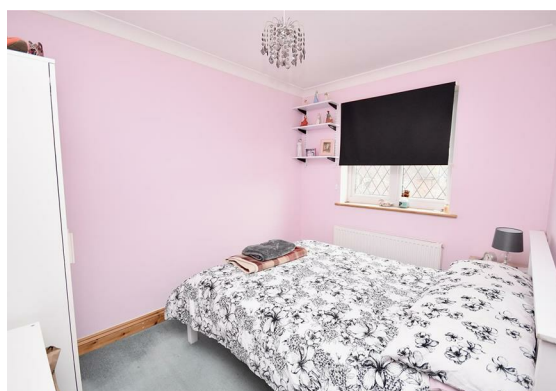
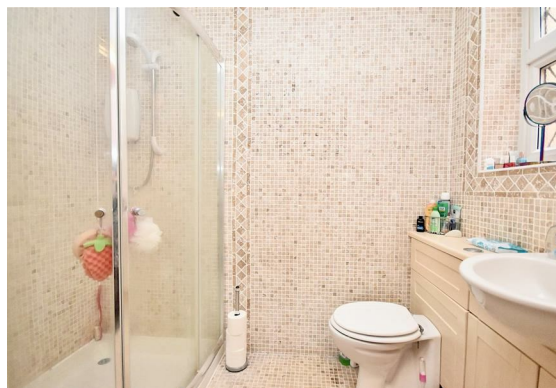
M & M Properties are delighted to offer this IMPRESSIVELY SIZED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME situated within a QUIET NON-THROUGH ROAD IN LINSLADE, which is a SHORT WALK TO THE MAINLINE TRAIN STATION as well as being in EXCELLENT SCHOOL CATCHMENTS FOR ALL AGES!

This particular house was only built 18 years ago and this is the first time it has come to market, making this a rare opportunity for a new family to make this their home!

Location
Grasmere Way is a popular and sought after non-through road in Linslade. The location is just a very short walk to the mainline train station and provides a direct link into London Euston in approx 30 minutes. Additionally the property is within a short drive to popular linking roads like the A5, A4146, A421 and the M1. The property is situated close to the Leighton Buzzard town centre, which is just a short 10/15 minute walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.

Aswell as this the property resides within excellent school catchments for all ages which include Linslade and Southcott lower schools, Leighton middle school and Cedars upper school.





Accommodation

The property boasts highly spacious rooms throughout with thoughtfully laid out accommodation set over two floors. To the ground floor there is an entrance hallway which connects to the living spaces and the downstairs WC. In total there are three generous sized reception rooms, which include a very spacious 20ft living room with feature fireplace and bay window as well as a separate dining room with French doors leading out onto the rear garden.

Furthermore there is large kitchen which can easily accommodate a dining /breakfast seating space and comes fully fitted with a wide range of wall and base level units, as well as a built-in fridge freezer and an oven with a gas hob. Finally to complete the ground floor there is also a integrated garage with light, power and a roller door.

Stairs rise up to a first-floor landing, with doors leading into all rooms, a large storage cupboard and access into the main loft area. All four bedrooms are well-proportioned and are all double bedrooms. The master bedroom has plenty of space for wardrobes well as an en-suite shower room making it a perfect separate adult's space.

There is additional fully useable loft area with two Velux windows, which would make an ideal kids play room, home office/study, home gym or potential conversion into more living areas or bedrooms.

Entrance Hallway

Living Room
20'7" x 12'2" (6.28m x 3.72m)

Dining Room
12'2" x 7'8" (3.72m x 2.35m)

Kitchen
12'1" x 14'11" (3.70m x 4.56m)

Downstairs WC
5'2" x 2'9" (1.57m x 0.84m)

First Floor Landing

Master Bedroom
15'4" x 11'1" (4.68m x 3.40m)

En-Suite
7'6" x 4'9" (2.30m x 1.45m)

Bedroom 2
12'9" x 10'11" (3.89m x 3.33m)

Bedroom 3
14'11" x 7'10" (4.56m x 2.40m)

Bedroom 4
10'5" x 8'2" (3.18m x 2.51m)

Family Bathroom
8'10" x 8'0" (2.70m x 2.46m)

Loft Room
27'7" x 12'11" (8.42m x 3.96m)

Exterior & Gardens

To the front of the property is a large driveway for multiple vehicles, which comes fully enclosed by a low brick wall and also has access into the Garage to the front and side access to the back. To the rear of the property is a well presented and low maintenance, fully enclosed south facing garden which benefits greatly from having sun all day. The garden itself is mainly laid to lawn with a paved patio seating area, side access to the front and ample space for sheds or outside storage to be erected.

Parking

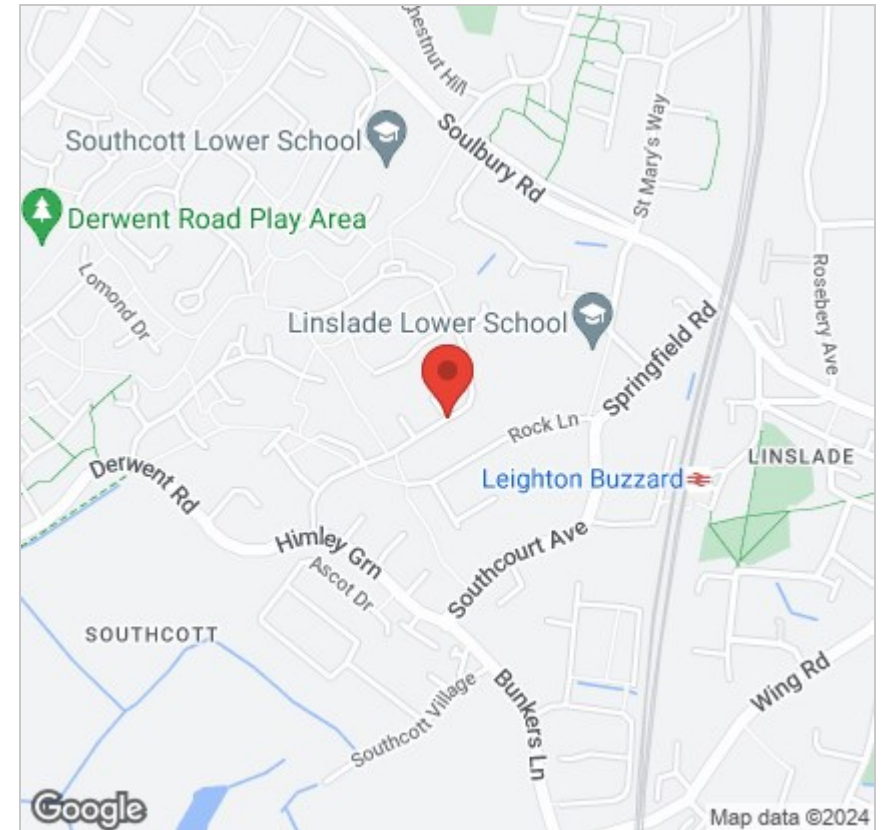
There is a driveway to the front which provided off road parking for multiple vehicles aswell as additional parking in the Garage if desired.

Utilities Connected

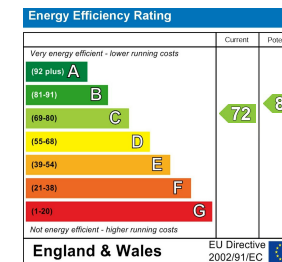
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.