



Wing Road, Linslade, LU7 2NH

£325,000

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- Charming Victorian Terraced Home
- Two Double Bedrooms
- Fully Converted Cellar
- Generous South Facing Garden
- Just 5/6 Minute Walk to Train Station
- Lounge with Separate Dining Area
- Short Walk into Town Centre
- Large Loft Area Perfect For Conversion
- Feature Fireplaces
- Character Features & Sash Windows



CHARMING PERIOD HOME IN LINSLADE | CONVERTED CELLAR | GENEROUS SOUTH FACING GARDEN | TWO DOUBLE BEDROOMS | JUST 5/6 MINUTE WALK TO TRAIN STATION | PERFECT FOR COMMUTERS

M & M Properties proudly presents this DELIGHTFULLY CHARMING VICTORISAN TERRACED HOME with TWO DOUBLE BEDROOMS, A CONVERTED CELLAR, and a sun-drenched SOUTH FACING GARDEN.

Positioned prominently along the picturesque Wing Road in Linslade, this property offers unparalleled convenience with its proximity to the bustling town centre and high street, as well as the mainline train station being just a brief stroll away (approximately 5-6 minutes) making it Ideal for London commuters who can enjoy a swift journey to London Euston in just 35 minutes.

**Location**

This Victorian terraced property on Wing Road enjoys a prime location, a mere stone's throw from the mainline train station accessible through Linslade Recreation Ground, offering a direct 30-minute link to London Euston. Moreover, it's conveniently positioned within a short driving distance of major connecting routes like the A5, A4146, A421, and the M1.

Situated near Leighton Buzzard town centre, just a brief 5/6-minute walk away, residents benefit from a diverse range of amenities, including shops, restaurants, supermarkets, local butchers, and a bustling bi-weekly charter market.





### Accommodation

The property comes with good sized rooms throughout, set over two floors with the added benefit of a converted cellar as well as the loft area which is currently being used as a music studio. The property is accessed from the street like many traditional Victorian homes and leads straight into a cosy living room with an ornamental fireplace.

There is an inner hall which leads down towards the converted cellar/basement, which is extremely versatile being used currently as a third bedroom, but equally can be set up as a home office, games room, extra reception room or even a gym just to name a few. The inner hall also enters into the separate dining area which is also open to the kitchen space at the back. There is also an additional outside storage room which is being used as a utility area and can house a washing machine and tumble dryer comfortably.

Stairs rise up to a first floor landing which provides access into two very good sized and well proportioned double bedrooms, as well as the upstairs family bathroom. The real bonus of this property is that there is a large attic space which can be fully converted (subject to planning) into further rooms if needed, but is currently set up fully as a music room by the owners as is fully boarded, insulated and has a wide array of useful storage.

### Exterior & Gardens

To the front of the property is a small walled courtyard garden area with decorative plants and flowers. At the rear of the property is an exceptionally bright and sunny, south facing garden which offers a high degree of privacy and is over 100 foot in length. It comes fully enclosed, mainly laid to lawn with a paved patio seating area, planted borders and feature bushes.

### Parking

There is roadside parking available to the front of the property and parking permits are available. For one vehicle the cost is only £10.70 a second vehicle for £74.70 and a third for £96.00 per annum. Visitor permits can be obtained for the sum of £32.50 for 25 permits.

### Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of gas to radiator central heating powered by a gas boiler. There is mains electricity connected.

## Floor Plan



## 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.

## Area Map



## Energy Efficiency Graph

