



The Paddocks, Linslade, LU7 2SX

£475,000

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- **Scenic & Peaceful Woodland Setting**
- **Three Bedroom Semi Detached House**
- **Beautifully Presented Rear Garden**
- **Backing Directly onto Canal and Woodlands**
- **Just 13 Minute (Approx) Walk to Train Station**
- **Garage & Large Driveway**
- **Newly Refitted Kitchen / Diner**
- **Sought After Linslade Location**
- **Perfect For Commuters**
- **Sunny South East Facing Garden**



BEAUTIFUL WOODLAND LOCATION | THREE BEDROOM SEMI DETACHED HOUSE | STUNNING GENEROUS SIZED REAR GARDEN BACKING ONTO CANAL | POPULAR LINSLADE LOCATION | GARAGE & DRIVEWAY | PERFECT FOR COMMUTERS WITH VERY SHORT WALK TO STATION

M & M Properties are delighted to offer for sale THIS RARELY AVAILABLE THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE, DRIVEWAY AND A STUNNING REAR GARDEN BACKING DIRECTLY ONTO THE CANAL AND OPEN WOODLANDS, located on the always popular and highly sought after road of The Paddocks in Linslade.

Location
The Paddocks is a scenic non-through road within a beautiful and quiet woodland setting, just a stones throw away from the Grand Union Canal and walking distance to the mainline train station providing a direct line into London Euston in 35 minutes making it ideally suited for the commuter lifestyle.

The Leighton Buzzard town centre is also right on your doorstep with a range of local amenities, shops supermarkets and a vibrant twice-weekly charters market. There are various good schools for all ages within walking distance of the property which include Southcott, Linslade and Pulfords lower schools, Leighton middle school and Cedars upper school.

Accommodation
The property offers spacious and thoughtfully arranged accommodation, spanning two floors. Upon entry, you're greeted by an inviting entrance porch that leads seamlessly into the inner hallway. From here, doors open into a charming living room boasting a focal point log burner, ideal for cosy evenings. Adjacent is the recently modernised kitchen/diner, showcasing modernity and functionality.

The kitchen is complete with a comprehensive array of wall and base level units, complemented by sleek roll-top work surfaces. It also features ample space for household appliances and a generously sized dining area, perfect for accommodating family gatherings. Finally on the ground floor, there's a delightful conservatory/family room situated at the rear of the property. Bathed in natural light, this space offers a bright and airy ambience, perfect for relaxation or family activities. French doors open seamlessly onto the sunny southeast-facing garden, seamlessly blending indoor and outdoor living and providing easy access to outdoor enjoyment.

Ascending the stairs, you reach the first-floor landing, offering convenient access to all rooms on this level. These comprise three bedrooms, a family bathroom, and a separate WC, ensuring practicality and ease of living. Additionally, the landing provides access to the loft area, offering further potential for expansion or storage solutions.





Exterior & Gardens

At the front of the property, a spacious paved driveway accommodates multiple vehicles, bordered by decorative features and a low-level wall. Adjacent to this, wooden double gates open to additional parking space, alongside access to the garage and entry into the rear garden. This versatile area presents opportunities for potential extensions or enlargements of the ground floor, subject to necessary planning permissions.

The rear garden, a highlight of the property, is meticulously maintained and generously proportioned, facing southeast to capture abundant sunshine and natural light. Its well-tended landscape offers a serene and private retreat. Within this space, several sheds provide storage solutions while also offering the potential for a home office or workspace detached from the main residence. The garden comprises two meticulously manicured lawn sections, complemented by a paved patio seating area and pathways leading to the rear, where gated access opens directly onto woodland and canal paths. Throughout the garden, an array of decorative plants and flowers enhance the woodland ambiance, creating a tranquil and picturesque setting.

Parking

To the front of the property is a block paved driveway which provides parking for two to three vehicles side by side. In addition to this there is a set of wooden double gates leading to the side of the property which can also provide additional parking, as well as access into the detached garage through the up and over door at the front.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator 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.