



Mentmore Road, Linslade, LU7 2NZ

Offers In Excess Of £635,000

4 2 3

- **Extended Family Home**
- **Four Bedrooms**
- **Highly Desirable Mentmore Road in Linslade**
- **Garage with Driveway for up to Four Vehicles**
- **En-Suite to Master Bedroom**
- **Extended Bay Fronted Living Room**
- **Maintained to High Quality Throughout**
- **23Ft x 18Ft Kitchen/Diner with Utility Room**
- **Generous Sized Rear Garden**
- **Excellent for Commuting to London**



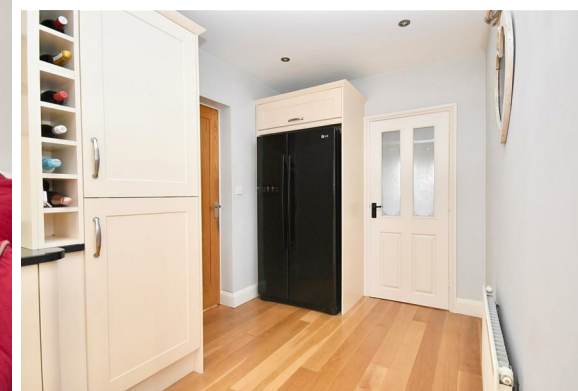
The property includes spacious rooms throughout with the layout set over two floors, presented in a fantastic condition making it perfectly suited for large or growing families.

The property is accessed through the main front door into a grand and welcoming entrance hallway running parallel to the living room on the left and has a handy downstairs WC. The living area has been opened up to now create a fabulous bright and airy through space spanning over 27 feet!, flooded by natural light from the feature bow bay window facing the front.

Additionally to the ground floor is a high specification extended kitchen/breakfast/dining room at the back which is fully fitted with an array of modern, 'shaker style' storage units to wall and base levels, with worksurfaces and complimentary tiling to the splashback areas. There is ample space for under-counter appliances, as well as a built-in oven, hob and extractor fan. Spotlights run throughout and there is a vaulted ceiling over the dining space to further improve the natural lighting while sitting down to eat. Doors lead directly out onto the rear garden patio making entertaining family and friends a breeze, seamlessly blending the indoor and outdoor spaces.

Lastly there is a utility area which comes off the kitchen with a separate sink, and space for both a washing machine. There is then a door leading out to the side access and a further door leading into the integral garage with full power and light connections, ideal for storage and can potentially be converted into additional space should it be required.

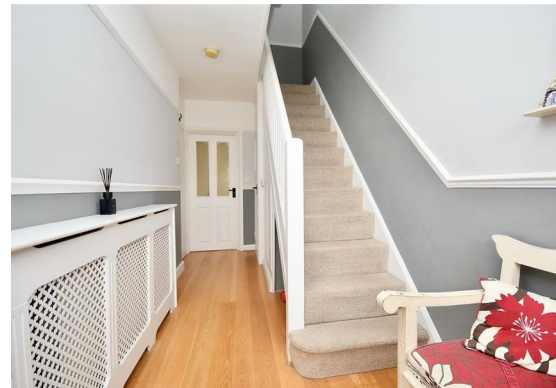
Stairs rise up to the first floor landing which is particularly spacious, with doors conveniently leading into all of the bedrooms, the family bathroom and into the loft space. The master bedroom is a particularly impressive size and comes with a newly fitted, modern en-suite shower room.





The property sits well back from the road To the front where there is a gravel driveway with decorative planted borders and enclosed by a low level brick wall separating the plot front the roadside.

At the rear of the property is a traditionally generous sized and well maintained garden, typical for homes of this era which comes mainly laid to lawn with a range of planted borders, trees, flowers and decorative greenery. There is a paved patio seating area directly off the back of the house which comes perfect for al fresco dining, aswell as pathway that leads to the foot of the garden which offers the potential to add a summer house or detached home office should the next owners want to.



The property has a large gravel driveway to the front which provides off road parking for up to four vehicles.



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.

More about the Location.....

Mentmore Road in Linslade is situated in a desirable and historically significant part of the town of Linslade, which lies just across the River Ouzel. The area is highly regarded for its blend of charming period properties and convenient proximity to modern amenities, making it a popular residential choice, particularly for families and commuters. The road itself is lined with homes that display a variety of architectural styles, many of which date back to the early 20th century, contributing to the road's classic, timeless character.



# 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.