



Ullswater Drive, Linslade, LU7 2QR

£450,000

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- **Impressive Extended Family Home**
- **Three Bedrooms**
- **20Ft Family Room**
- **20Ft x 16Ft Living Room**
- **Extremely Generous South Facing Garden**
- **Tucked Away in a Quiet & Peaceful Cul De Sac**
- **Just Under 1200 Square Feet!**
- **Short Walk to Mainline Train Station, Perfect for Commuting to London**
- **Huge Potential for Extensions & Improvement**
- **Excellent School Catchments**

M & M Properties are delighted to offer for sale this extended and impressively sized, three bedroom family home for sale which is nestled away in the corner of a peaceful and quiet cul de sac location in Linslade, benefitting from an extremely generous sized wrap around south facing garden creating huge potential for the new owners to extend and improve how they see fit!

The property comes with very spacious rooms throughout with the accommodation set over two floors and just under 1200 square feet.

The ground floor features a spacious entrance hallway, perfect for storing coats and shoes upon entry. There is also a convenient downstairs WC and a door leading to the main reception area, a bright and open living room with sliding doors that open directly onto the beautiful rear garden.

From the living room, you can access both the kitchen and a rear extension, which has been transformed into a stunning, light-filled 20ft family room, ideal for a variety of uses. Additionally, the property boasts a conservatory, an ideal space for relaxation, extra lounging, dining, or growing plants, with lovely views of the garden and surrounding landscape.

Leading up the stairs to the first floor landing there are doors into three very good sized and well proportioned bedrooms, as well as the main family bathroom. The primary bedroom in particular features full length fitted wardrobes and washing facilities to include a separate shower cubicle. Additionally there is access into the loft and a storage cupboard.





The most attractive feature of this property is without doubt the extremely generous sized garden which is a beautiful wrap-around plot featuring a wide array of greenery, flowers, plants and wildlife.

The garden features a well-maintained, lush green lawn that gently slopes down toward a paved patio seating area at the foot of the property. The space is enclosed by a wooden fence, ensuring privacy, and has a selection of trees adding both shade and visual interest.

There are neatly trimmed shrubs and plants, creating a charming, structured appearance with the lawn bordered by flowers, ferns, and other greenery, which adds a touch of natural beauty. The garden has a peaceful and tranquil atmosphere, perfect for outdoor activities, relaxation, and gardening.

There is a driveway which provides off road parking for two or three 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.....

Ullswater Drive is a well-connected, family-friendly area with a mix of modern conveniences on the doorstep and open green spaces all around.



The residential fabric of Linslade is diverse, catering to various lifestyles. From cosy apartments to expansive family homes, including bungalows and sheltered housing for seniors, there's a housing option for everyone. The area boasts an abundance of green spaces, such as the serene Mentmore Memorial Park, the scenic Tiddenfoot Waterside Park, and the inviting Linslade Woods, offering residents ample opportunities for outdoor recreation.

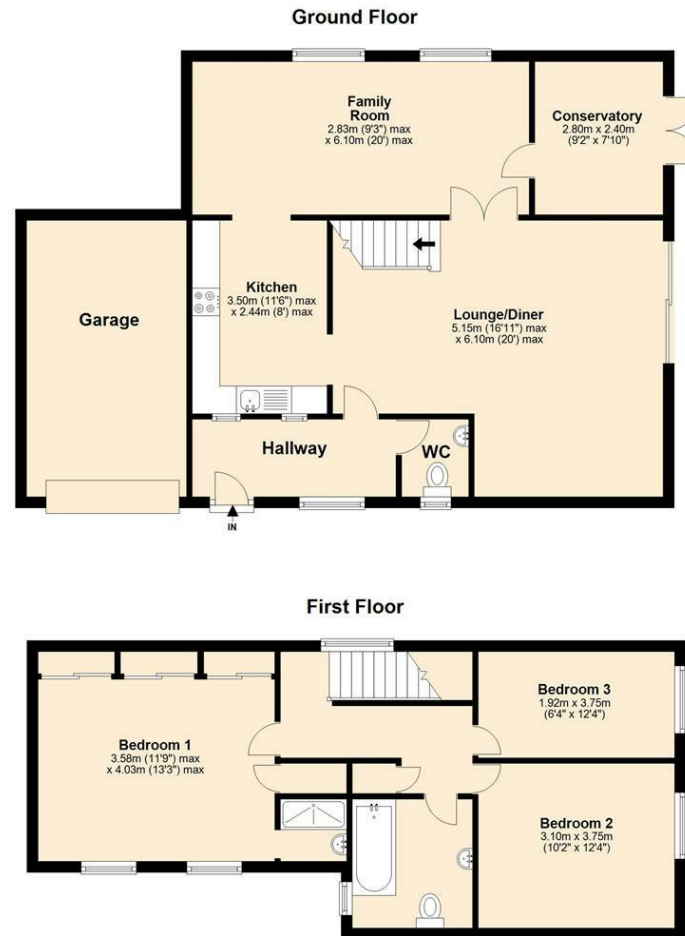
Linslade is renowned for its esteemed educational institutions. Lower schools like Linslade Lower, Greenleas, and Southcott Lower lay a strong foundation for young learners, while Leighton Middle School and Cedars Upper School offer comprehensive secondary education, ensuring a well-rounded academic experience for families in the area.

One of Linslade's main draws is its excellent transportation network. The mainline railway station provides swift connections to London Euston in under 35 minutes, while easy access to commuter roads like the A5, A421, A4146, and the M1 facilitates convenient travel.

Furthermore, Linslade boasts a vibrant array of local amenities, including charming cafes, delectable restaurants, convenient newsagents, and inviting coffee shops. This blend of modern convenience and small-town charm makes Linslade an idyllic and highly coveted place to call home.



# 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.