



Wyangates, Linslade, LU7 2LD

£285,000



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Floor Plan

- Three Bedrooms
- No Upper Chain
- Allocated Parking
- Perfect Blank Canvas Property
- Just 12 Minute Walk or 5 Minute Drive to Mainline Train Station
- Easy Access into London Euston in under 40 Minutes
- Quiet Cul De Sac Location in Linslade
- Short Walk into Town Centre and Local Parks
- Within Excellent School Catchments
- Front & Rear Gardens

Located within a quiet non-through road and just 5 minutes from the mainline train station is this well presented three bedroom house with allocated parking. Being offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

The property would ideally suit first time buyers or home-movers wanting a blank canvas property to add their own stamp to or for an active commuter as the mainline train station is just a very short walk away and provided direct access into London Euston in under 40 minutes!

The property has good sized rooms throughout, with the accommodation laid out over two floors. The property is entered through the front door into a hallway with doors leading into a kitchen and a separate living room.

Stairs rise up to the first floor landing where there is access into three bedrooms, the family bathroom, a handy storage cupboard and the loft space. The main bedroom has fitted storage, while the other two are smaller either are very suitable for a home office or study set up.

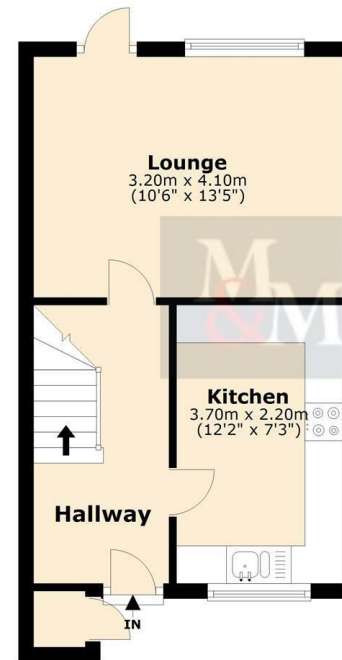
To the front of the property is a well maintained garden consisting of lawn with decorative planted borders aswell as the paved driveway to provide off road parking.

At the rear of the property is a fully enclosed low maintenance garden space with a paved patio seating area, central gravel section with planted borders and paved stones leading to the shed which will remain.

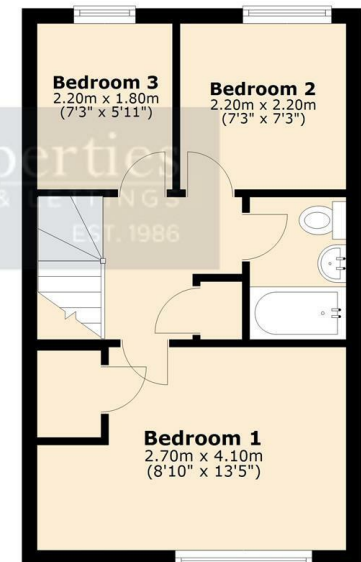
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band B

Ground Floor



First Floor



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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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