



Mowbray Drive, Linslade, LU7 2PH

£575,000



- **Impressive Detached Family Home**
- **Tucked Away at End of a Highly Sought After Road in Linslade**
- **Four Bedrooms (Master with En-Suite)**
- **Just 5 Minutes Walk to Mainline Train Station**
- **Beautifully Presented West Facing Garden**
- **Driveway & Garage**
- **Kitchen With Large Utility Area**
- **No Upper Chain**
- **Excellent & Well Regarded Schools For All Ages**
- **Original Owners from New, Never Been Sold Before!**

Situated right at the very end of the highly sought after and peaceful, non through road of Mowbray Drive in Linslade, this very well presented and extended four bedroom detached family home is an ideal choice for families and commuters alike being just a short five minute walk to the mainline train station, offering direct connections to London Euston in under 35 minutes.

This home has never been sold or marketed before, offering a rare opportunity to own a truly unique property. It's a chance to make this space your own and create lasting memories in a place with its own history.

Perfectly positioned for access to highly regarded schools for all ages and located on the edge of the town centre, this home offers a wide range of local amenities and a vibrant atmosphere, making it an ideal choice for families of all sizes. 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 boasts generously proportioned rooms throughout, with accommodation thoughtfully arranged over two floors. Additionally, it features a spacious loft area and an integral garage, providing ample storage options with the scope for conversions should more space be needed. (subject to planning consents). The ground floor is accessed through a central front door into an inner porch which leads further into the entrance hallway with downstairs WC and stairs rising to the first floor.

The ground floor offers a wonderful sense of flow between the reception rooms, including a living room with a truly charming feature of the home being the striking inglenook-style fireplace beautifully framed with exposed brickwork and a robust timber beam adorned with traditional brass accents. At its heart sits a characterful wood-burning stove, perfect for creating a cosy and inviting atmosphere throughout the seasons.

There are double doors flowing through to the dining area with this space being ideal for both entertaining guests and enjoying family meals. Additionally, the property features a well-appointed kitchen complemented by an extended utility area, offering added convenience and functionality for modern family living. Completing the ground floor is a wonderfully light and spacious conservatory and family area, seamlessly opening onto the sunny, west-facing garden. This superb addition acts as a natural extension of the home, creating a perfect indoor-outdoor living experience ideal for relaxing.

The first floor features four generously sized bedrooms, three of these are spacious doubles, providing exceptional comfort, while the fourth offers versatility as a guest room, home office, or study space. The layout also





To the front of the property, a low-maintenance gravel driveway provides off-road parking for up to two vehicles, with additional parking available in the garage if required. A generous front garden sets the home well back from the roadside, featuring a central lawn area framed by mature hedging and attractive feature trees, offering both privacy and kerb appeal. A pathway leads to the front door, with the added convenience of gated side access to the rear garden

At the rear the property benefits from a beautifully maintained, west-facing rear garden, offering a wonderful space for both relaxation and outdoor entertaining. Primarily laid to lawn, the garden is surrounded by a rich variety of mature trees, established shrubs, and colourful planting, creating a private and tranquil setting.

A charming paved patio area directly accessed from the conservatory provides the perfect spot for alfresco dining, new owners can add delightful features such as trellises, garden structures, and playhouses or home offices adding character and versatility, ideal for families. This delightful outdoor space offers a seamless extension of the living accommodation and is perfect for enjoying sunny afternoons and garden gatherings.



The property is connected to mains water, drainage, and sewerage. Heating is provided by electric radiators, with hot water supplied via an electric boiler. Mains electricity is also connected. While there is no current gas connection to the property, mains gas is available within the road to neighbouring homes, offering potential purchasers the opportunity to explore installation options, subject to their own enquiries and investigations into feasibility and costs.

Council Tax Band E

More about the Location.....

Mowbray Drive is located in a sought after and peaceful position within Linslade, known mostly for being home to the 1st Linslade Scout Group's headquarters, known as "Nyamba." The Scout Group has been part of the Linslade community since 1921, and their presence adds to the family-friendly atmosphere of the area. The properties along this road are mostly detached family homes that are rarely available with only a small handful changing hands over recent years.



Linslade, situated on the outskirts of Leighton Buzzard, straddles the borders of Buckinghamshire and Hertfordshire. Once part of Buckinghamshire, it became part of Bedfordshire following boundary changes in 1965. The residential fabric of Linslade is diverse, catering to various lifestyles. From cosy apartments to expansive family homes, there's a housing option for everyone. The area boasts an abundance of green spaces, such as the serene Mentmore Memorial 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.

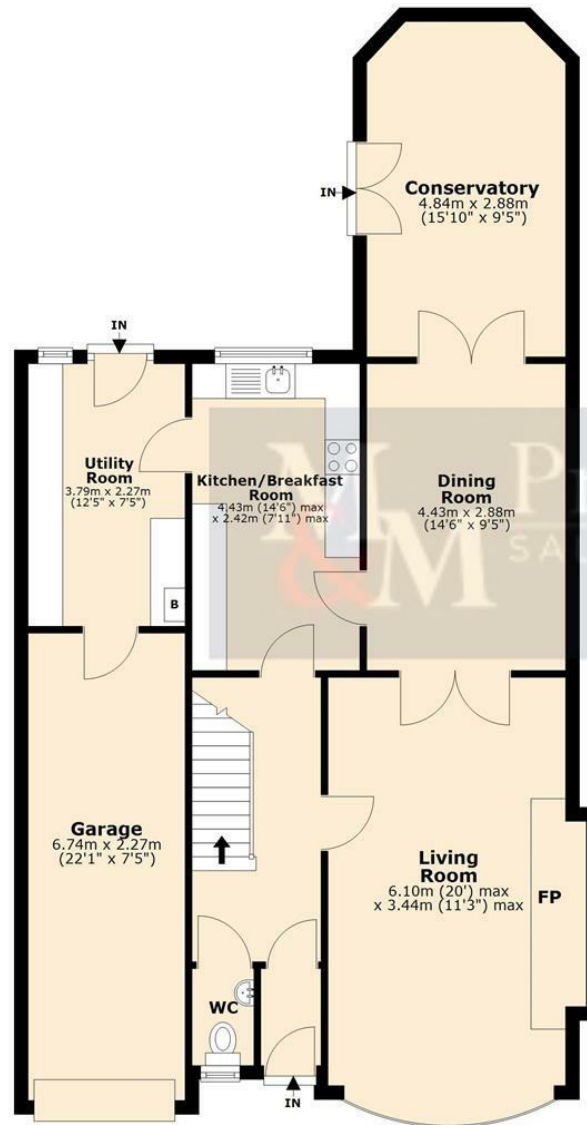
One of Linslade's main draws is its excellent transportation network. The mainline railway station provides swift connections to London Euston in under 35 minutes, while easy access to commuter roads like the A5, A421, A4146, and the M1 facilitates convenient travel.



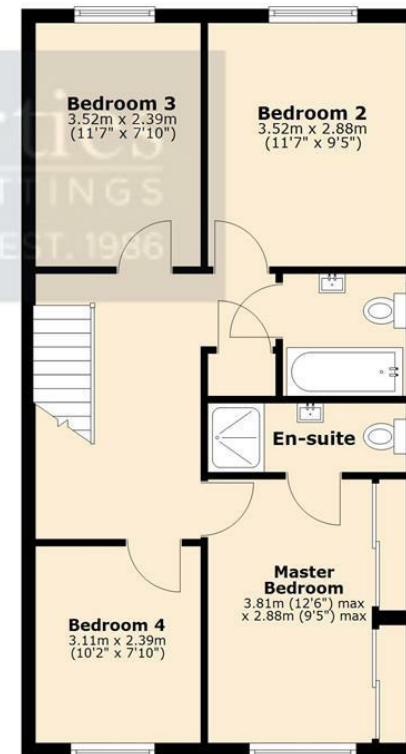
Furthermore, Linslade boasts a vibrant array of local amenities, including charming cafes, delectable restaurants, convenient newsagents, and inviting coffee shops. This blend of modern convenience and small-town charm makes Linslade an idyllic and highly coveted place to call home.

Floor Plan

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.