



Rowan Bank, Houghton Regis, LU5 7AL

Offers In Excess Of £365,000



- **Immaculately Presented Condition**
- **Modern Semi-Detached House**
- **Three Bedrooms (En-Suite to Master Bedroom)**
- **South East Facing Rear Garden**
- **NHBC Warranty & Housebuilders Guarantee Remaining**
- **Driveway for Two or Three Vehicles**
- **Upgraded Kitchen/Diner with Range of Fitted Appliances**
- **Ready to Move Right Into, Just As Good As New!**
- **Perfect For Commuting to M1 & A5**
- **Sought After Modern Development of Linmere in Houghton Regis**

Nestled on a peaceful non-through road within the sought after new Linmere development in Houghton Regis, this stunning three bedroom semi-detached home offers the perfect blend of modern living and convenience.

Built less than a year ago by the award winning David Wilson Homes, this property is presented in show-home condition being the previous sales office for the phase at the time and is truly as good as new with NHBC warranty and house-builders guarantee remaining.

Boasting contemporary design, high quality finishes, and a ready to move in condition, this home is ideal for families, professionals, first time buyers or anyone seeking a stylish and low maintenance lifestyle in a thriving community.

This beautifully appointed property was designed with comfort, practicality, and modern living in mind, offering generous and well planned accommodation spread over two floors, with the added benefit of a spacious loft for extra storage.

The ground floor has an entrance hallway which is an ideal space for greeting guests, with room for coats, shoes, and everyday essentials too. From here, you'll find access to a convenient downstairs VWC and into a warm and inviting living room. The lounge is a cosy yet spacious retreat, flooded with natural light from an oversized front facing window. Thoughtfully designed for both relaxation and everyday living, the room also features recessed spotlights, creating a welcoming ambiance, along with a practical understairs storage cupboard.

To the rear of the property and stretching across its full width lies a stunning, light-filled kitchen and dining area, making it an exceptional space designed for modern living. With French doors opening directly onto the rear garden, the seamless transition between indoor and outdoor spaces makes this the perfect setting for both relaxed family living and stylish entertaining.

The contemporary kitchen is finished to a high standard, featuring sleek high-gloss cabinetry, square-edged worktops, and complementary tiled and glass splashbacks. A range of integrated appliances is included for added convenience, such as an electric oven with grill, four-ring gas hob with extractor hood, fridge/freezer, dishwasher, and washer/dryer, providing everything you need for a practical yet elegant cooking environment.

A staircase leads to the first-floor landing, where you'll find access to three generously sized bedrooms, a contemporary family bathroom, an airing cupboard, and loft access for additional storage. The standout master bedroom is a true retreat flooded with natural light from dual windows, it boasts a bright and airy feel complemented by sleek fitted wardrobes and a stylish en-suite shower room, offering both comfort and convenience.





The front of the property presents a clean and contemporary kerb appeal, featuring a sleek dark composite front door with modern chrome fixtures, set against attractive red brickwork. A smart canopy adds a stylish touch while offering protection from the elements. The low-maintenance front garden is neatly landscaped with slate chippings and decorative planters, adding pops of greenery and colour for a welcoming first impression.

The garden at the rear faces south-east benefitting from a high degree of natural sunshine as well as being private and fully enclosed by tall timber fencing and a decorative brick wall. The garden is low maintenance consisting of a paved patio seating area directly off the main house perfect for Al-Fresco dining, then a gravel winding pathway with decorative planted borders, trees and green shrubs lead to the back where there is a further seating space.

There is parking to the side of the property on the driveway for two to 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.....

Linmere is an exciting, master-planned development in Houghton Regis, Bedfordshire, offering a diverse collection of contemporary homes set amidst expansive green spaces and thoughtfully designed neighbourhoods. The homes are built by reputable developers such as Bellway, Barratt Homes, and Dandara, ensuring quality construction and modern design. Each property is crafted with high-quality materials and adheres to strict design and sustainability codes, offering residents comfortable and energy-efficient living spaces.

Residents are never more than a five minute walk from green spaces, with over 90 acres of open areas, including landscaped parks, play areas, and sports pitches. The development encourages an active lifestyle, featuring safe footpaths and bridleways that connect to the surrounding countryside, nature reserves, and local attractions

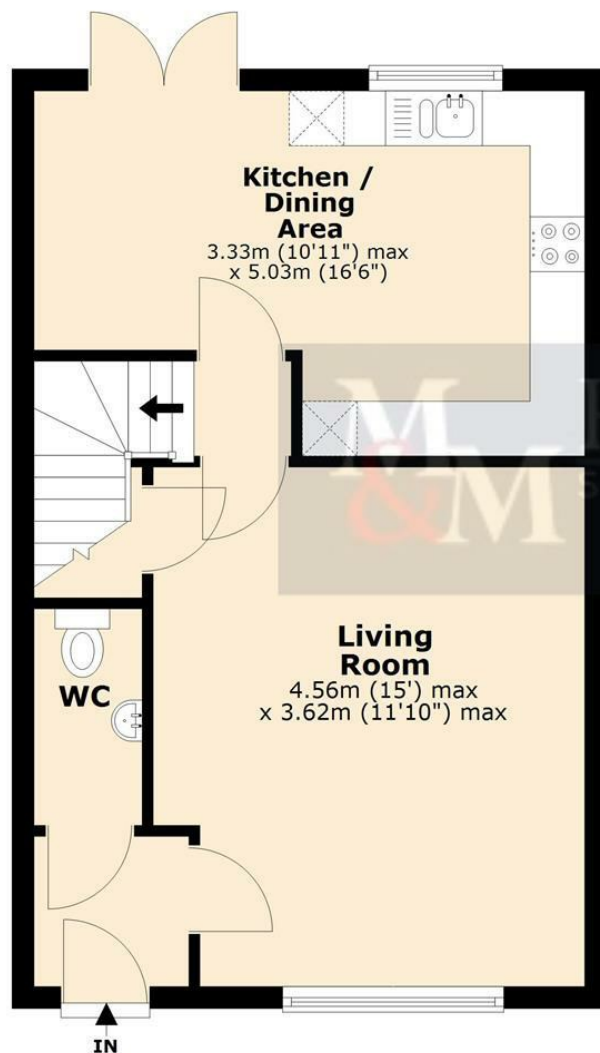
Linmere boasts superb transport links, situated just over a mile from Houghton Regis town centre and a short drive from Junction 11A of the M1 motorway. A free weekday shuttle bus service connects residents to Leagrave train station, offering direct routes to London St. Pancras in approximately 38 minutes.

Central to Linmere is The Farmstead, a welcoming community hub housing a café, retail outlets, and a community hall for events and gatherings. The development also includes a new primary school, with plans for additional educational facilities, ensuring families have access to quality education within the community. A Lidl supermarket and other retail units provide convenient shopping options for residents

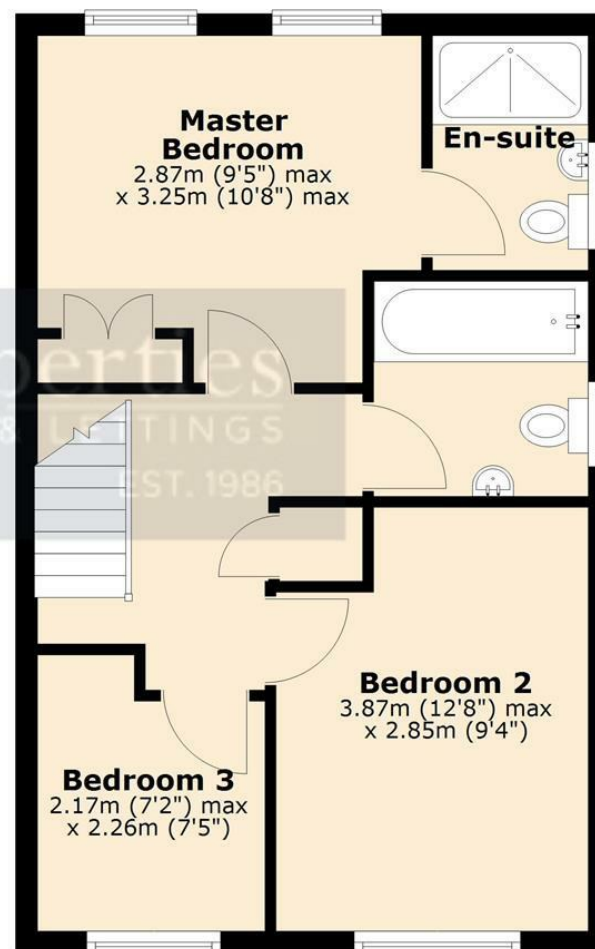


Floor Plan

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.

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