



Springfield Road, Linslade, LU7 2QS

£550,000

3 1 2



# Springfield Road, Linslade, LU7 2QS

£550,000

- Impressively Extended Detached Family Home
- Sought After Location in Linslade
- Perfect For Commuting into London Euston in Under 40 Minutes
- Modern Family Bathroom
- Within a Short Walk of Excellent School Catchments For All Ages
- Three Bedrooms
- Just a 2 Minute Walk to Mainline Train Station
- 20Ft x 18Ft Kitchen, Family & Dining Area with Bi-Fold Doors & Ceiling Lantern Window
- Off Road Perking For Up to Three Vehicles
- Cosy Living Room with Media Wall

Ideally positioned along the historic Springfield Road in Linslade, this beautifully extended and significantly enhanced detached family home offers stylish, contemporary living throughout. Benefiting from driveway parking and situated just a stone's throw from the mainline train station, the property is perfectly suited to busy commuters seeking both convenience and comfort, whilst enjoying the charm and character of this highly sought-after location.

The addition of a substantial rear extension has transformed the heart of the home, creating a stunning high-specification kitchen complete with a large central island, ideal for both everyday family life and entertaining. This impressive space also incorporates a relaxed family seating area beneath a striking ceiling lantern alongside a generously proportioned dining area, all seamlessly flowing together to form a bright and sociable living environment.

Expansive bi-fold doors open directly onto the rear garden, effortlessly blending indoor and outdoor living. This wonderful connection creates an inviting space for children to play, relaxed summer entertaining and day-to-day family life, enhancing the home's warm and welcoming atmosphere and making it a truly fantastic family residence.

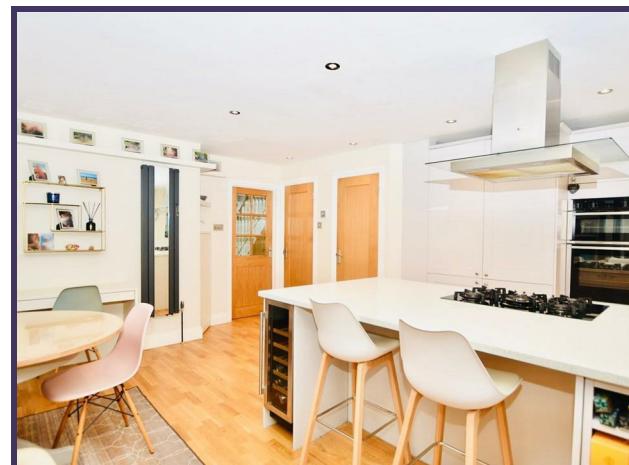


The layout of the home has been thoughtfully designed to balance everyday practicality with modern family living. Upon entering, you are welcomed into a hallway with bespoke storage under the stairs and a door leading into the well-proportioned living room positioned to the front of the property, featuring an attractive inbuilt media wall which creates a stylish focal point and a cosy yet contemporary space to relax. A convenient ground floor WC and utility cupboard further add to the practical functionality of the layout.

To the rear, the property truly comes into its own with the stunning open-plan kitchen, breakfast and family area which serves as the showpiece of the home. This impressive space is flooded with natural light via a ceiling lantern window and has been designed for modern family life, offering ample room for cooking, dining and an informal seating.

The kitchen area is an exceptional centrepiece, combining refined design with everyday functionality to create a truly aspirational family space. Finished to a high standard, it features sleek contemporary cabinetry, generous work surfaces and a statement central island that provides both practical preparation space and a natural gathering point for family and guests alike.

Integrated appliances and thoughtful storage solutions ensure a clean, streamlined aesthetic, while the ceiling lantern floods the space with natural light, enhancing the sense of openness and warmth throughout the day. With its blend of style, comfort and usability, this impressive kitchen forms a perfect environment for cooking, entertaining and spending quality time together. There is a seamless flow to the garden via bi-fold doors making it ideal for entertaining and everyday enjoyment, while the size and configuration ensure it remains a versatile and welcoming hub.





Upstairs, the first floor landing offers doors to three well proportioned bedrooms, with the master having numerous sets of fitted wardrobes. The upstairs is completed by a contemporary and modern family bathroom. Overall, the layout provides excellent flexibility for growing families, home working or guest accommodation, creating a comfortable and well-balanced living environment throughout.

To the front of the property is a low level wall with gated access leading to the house, aswell as a pathway to the shingle driveway at the side providing off road parking for up to three vehicles.

The rear garden offers a private and peaceful outdoor space that is ideal for families to enjoy throughout the seasons. Predominantly laid to lawn, it provides an excellent area for children to play and for relaxed outdoor activities, while well-established borders and timber fencing create a sense of seclusion and natural charm. A variety of mature planting and trellis detailing adds character and colour, complemented by a useful garden shed for storage or hobbies.

To the opposite side of the bi-fold doors, a generous paved patio creates the perfect setting for outdoor dining, summer barbecues and entertaining, seamlessly extending the sociable living space from inside. This well-balanced combination of lawn and patio ensures the garden is both practical and inviting, catering perfectly to everyday family life as well as more formal gatherings.

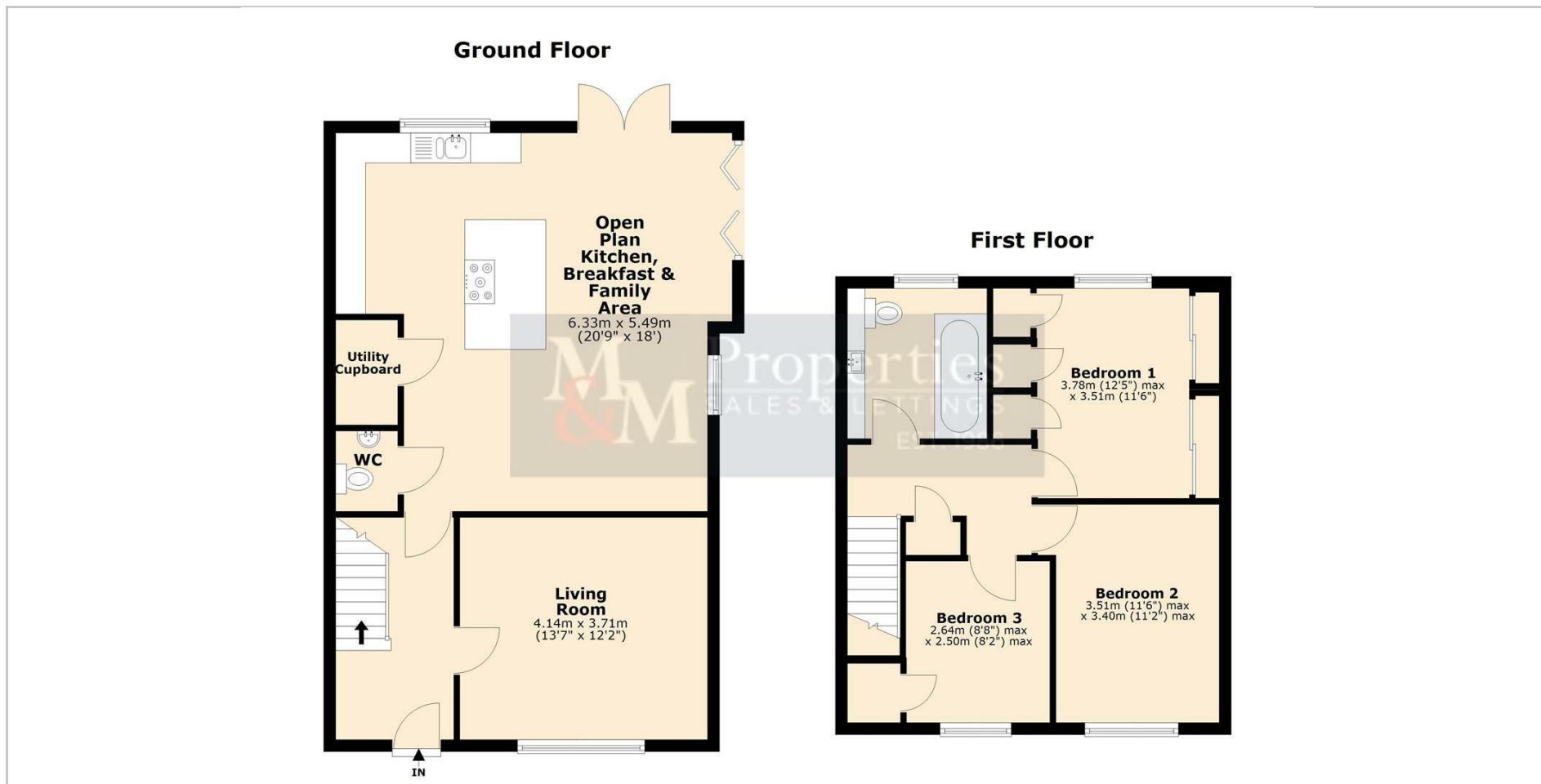
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band D





# Floor Plans



## 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.