



Mowbray Drive, Linslade, LU7 2PH

£575,000



- **Impressive Detached Family Home**
- **Four Good Sized Bedrooms**
- **Master with Fitted Wardrobes & En-Suite**
- **Highly Sought After Road in Linslade**
- **Perfect For Commuting into London Euston in Less than 1 Hour**
- **Within Excellent Schools For All Ages**
- **Exceptionally Well Maintained Rear Garden**
- **Garage & Driveway Parking for Four Vehicles**
- **Spacious Lounge/Diner, Conservatory/Family Room & Separate Kitchen/Breakfast Room.**
- **Very Good Energy Efficiency Rating**

Tucked away on the ever popular and peaceful Mowbray Drive in Linslade, this impressive and thoughtfully extended four bedroom detached family home offers the perfect balance of modern style and everyday practicality.

With generous living space totalling over 1,100 square feet, smart finishes throughout and a wonderfully private position, it provides a superb setting for family life while remaining just moments from local amenities, sought-after schools and excellent transport links.

Ideally suited to families and commuters alike, the home is within easy walking distance of a selection of excellent local schools for all ages, and just a five minute walk from Leighton Buzzard mainline train station, providing direct services to London Euston in under 35 minutes.

The ground floor welcomes you with a bright entrance hallway, complete with a useful downstairs VVC and access to the kitchen/breakfast room at the front, ideal for busy mornings and relaxed weekend cooking. From here, you can also step into the integral garage or through to the heart of the home: a cosy, yet spacious open-plan lounge/dining room, featuring a characterful exposed brick inglenook with a real flame gas fire that adds a real focal point for family time and evenings.

To the rear, a light-filled conservatory opens up the living space even further, providing a flexible everyday room, perfect as a play area, reading nook or an additional dining space. French doors lead directly out to the beautifully kept rear garden, creating an easy indoor outdoor flow for year round enjoyment and entertaining.

Upstairs, the home continues to deliver with four generously sized bedrooms, offering plenty of flexibility for growing families. The master bedroom benefits from a range of 'Sharps' fitted wardrobes and its own en-suite shower room, creating a calm and private retreat for adults. Another spacious double features a walk-in dressing area with mirrored wardrobes, making it ideal for older children or guests.

The remaining two bedrooms are perfect as children's rooms, nurseries or welcoming guest spaces, and could easily double as a study or home office depending on your needs. A well-presented family bathroom serves the floor, while a landing storage cupboard and access to the loft provide those all important storage options.





To the front, the property enjoys a smart and low maintenance garden design, with neatly arranged planting that brings colour and interest throughout the year. Decorative stone borders, established shrubs and shaped greenery frame the pathway to the front door, while the block-paved driveway provides ample parking and leads to the integral garage.

A convenient side gate on the left allows access through to the house as well as into the garden at the back, while on the right there is a convenient space to store bins and contains a shed which will remain.



The rear garden is a real highlight of the home, offering a great blend of manicured lawn, established planting and inviting entertaining space. Directly from the conservatory, a generous resin patio creates the perfect spot for outdoor dining, barbecues or simply relaxing while the children play. The lawn stretches away from the house, framed by well tended borders and mature shrubs that provide colour and privacy throughout the seasons.

With plenty of room for garden games, raised beds or even a play set, it's a wonderfully versatile outdoor area that will grow with your family ideal for long summer evenings, weekend gatherings and everyday outdoor living. At the end of the garden is an impressive covered garden building featuring a cedar-tiled roof, heating and lighting. Designed for year-round enjoyment, it comfortably accommodates ten-plus guests for dining or socialising outdoors in all weathers.

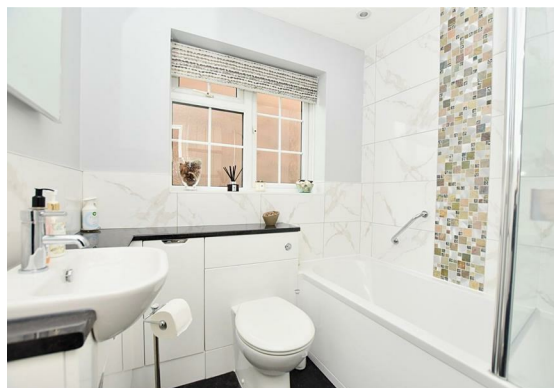


Also to the front of the property there is a paved driveway which provides ample off road parking for up to four vehicles. There is an EV charger to the front for electric vehicles also. The garage is integral to the house, with a courtesy door inside and an electric roller door to the front.

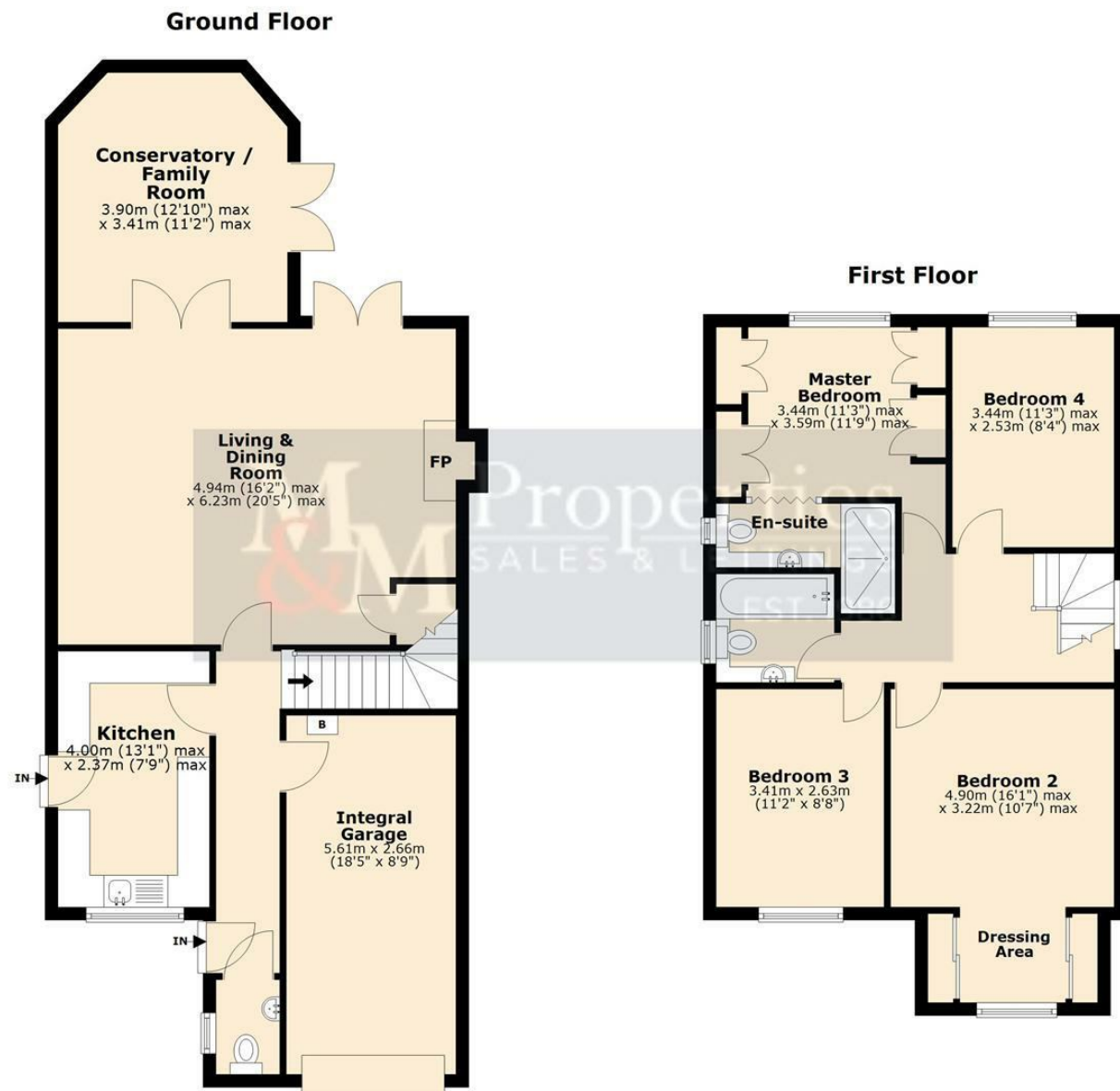
Within the garage itself there is power and light connected, plumbing for a washing machine, as well as the boiler and space for a further small vehicle. The garage offers perfect conversion potential in the future should additional accommodation be needed.

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. Solar panels are installed to the front roof with a battery to store the generated power.

Council Tax Band E.



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.

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

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

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