



Springfield Road

Linslade, Leighton Buzzard, LU7 2QS

Price £325,000

2 1 1 D

 **QUARTERS**
YOUR NEXT MOVE

Springfield Road

Linslade, Leighton Buzzard, LU7 2QS

Quarters are delighted to offer for sale this two double bedroom terraced period home located in the highly sought after area of Linslade and only a short walk from the mainline train station. The owners have obtained planning permission for a double storey extension (CB/21/01617/FULL) Presented to the market in excellent order the accommodation comprises; Entrance porch, lounge, kitchen/dining room, utility room, bathroom and two bedrooms. Additional benefits include double glazed windows, gas heating, rear garden of approximately 60ft in length and a home office. Viewing is highly recommended.

Location:

Springfield Road is a sought after residential road in Linslade, and boasts a range of period properties, many with a wealth of character. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

Ground Floor:

Enter via the front door to a porch with is an ideal place to hang coats. A door leads to the well proportioned lounge, a bay window to the front allows for light to flow through. The space can accommodate nicely a range of furniture to suit all needs and within the room there are stairs to the first floor. The 11ft kitchen/diner has a range of base and wall line units. There is space for various white goods and a dining room table. Through the kitchen door is a good sized airing cupboard and further doors to the bathroom and utility room. The bathroom sits to the rear and comprises of a low level WC, vanity hand wash basin and panel bath with shower over. The bright and airy utility room provides space for further white goods with a door to access the pretty rear garden.





First Floor:

The landing provides access to both double bedrooms. The generous 15ft master bedroom can accommodate a range of bedroom furniture with fitted wardrobes providing excellent storage. A further double bedroom benefits from two fitted cupboards, one which houses the boiler. The bedroom enjoys views of the rear garden and has a spacious feel.

Outside:

There is a path leading to the front door and a brick wall surrounding. The pretty rear garden is approximately 60ft with paved patio area with remainder laid to lawn with mature flower beds and enclosed by panel fencing. The garden offer excellent space to accommodate garden furniture. There is gated side access for bins. The home office is a great addition to the property, it can be used for multiple purposes including a study. Further benefits are electric heating and power/light, there is a dual window which makes the space have a bright and airy feel.

Home Office:

9' x 5'8 (max) (2.74m x 1.73m (max))
Enter via double glazed front door. Double glazed window to dual aspects. Electric flame effect heater. Recessed lighting.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and finishes are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total area: approx. 67.4 sq. metres (725.2 sq. feet)

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk