



Primrose Gardens

Linslade, Leighton Buzzard, LU7 2AL

Price **£550,000**



3



2



2



C



QUARTERS

YOUR NEXT MOVE

Primrose Gardens

Linslade, Leighton Buzzard, LU7 2AL

Quarters are delighted to offer for sale with no upper chain this executive three bedroom link-detached home located in the highly sought after area of Linslade and within walking distance of both the mainline train station and the Town Centre. The property is presented to the market in immaculate order with accommodation comprising: Entrance hallway, cloakroom/WC, lounge, refitted kitchen, stunning refitted dining room/family room, ensuite, three bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, private rear garden, garage and driveway parking. Viewing is highly recommended to appreciate this stunning home.

Location:

Primrose Gardens is a private gated community which has a real community feel, its situated off Rosebery Avenue, and predominantly boasts a range of well proportioned family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for people looking for a long term home. 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. The Grand Union Canal runs close-by, providing a range of benefits including scenic walks and canal-side pubs. The town also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via the front door into a spacious hallway with access to the first floor via the stairs and doors to the cloakroom/WC and lounge. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The good sized lounge can accommodate a range of furniture to suit all needs with a curtsey door to the kitchen. The stunning kitchen area opens up the extended dining/family room with bi-fold doors complimenting the space. The kitchen has a range of wall and base line units with integrated appliances. There are doors through to the garage and a roomy storage cupboard. The bright and airy dining/family area is a great addition to the rear, the space can be used for multiple uses to suit and there are pleasant views of the garden to enjoy.





First Floor:

The landing provides access to all three bedrooms and the family bathroom. The generous master bedroom is to the front and a range of furniture can be arranged, a door leads to the en-suite which comprises of a low level WC, vanity hand wash basin and shower cubicle. Two further bedrooms enjoy views of the rear garden, the double bedroom which has fitted storage cupboards, and would make an excellent study which the current owners have set up. There is a generous single bedroom which benefits from a fitted storage cupboard.

Outside:

To the front is a paved pathway leading to the front door with a mature garden to the side which is mostly laid to lawn with pretty shrubbery. A paved driveway leads to the garage. The mature landscaped rear garden is lovingly looked after by the current owners with two areas for entertaining. A good sized decking area allows for a range of furniture with a paved patio area at the rear. There is space for a shed and the remainder is mostly laid to lawn with boarders and shrubs complementing the garden.

Agents Notes:

The vendor has advised that as Primrose Gardens is a private Road, there is an estate management and the current service charge of £600 which is paid yearly.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments 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: 1355 ft²

All measurements are approximate and for display purposes only

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