



Mowbray Drive

, Leighton Buzzard, LU7 2PH

Price **£575,000**



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QUARTERS

YOUR NEXT MOVE

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, Leighton Buzzard, LU7 2PH

Quarters are delighted to offer for sale this extended four bedroom link-detached family home located in highly sought after Mowbray Drive in Linslade, situated just a short walk from the mainline train station and within catchment for popular schooling. The property has been improved throughout by the current owners, and is presented to the market in excellent order with accommodation comprising: Entrance hall, inner hallway, cloakroom/WC, lounge, family room, extended refitted kitchen/dining room, utility room, four bedrooms (master with ensuite) and a refitted family bathroom. Additional benefits include, gas central heating, westerly facing landscaped rear garden and driveway parking.

Location:

Mowbray Drive is a sought after cul-de-sac location, situated off Soulbury Road in Linslade, popular due to it's proximity to local shops, amenities and the market town centre. Additionally the property sits within a five minute walk of the mainline rail station, with trains to London Euston in as little as 30 minutes. 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 town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

A composite front door opens into the entrance hall, which has a fashionable feature tiled floor continuing into the inner hall and cloakroom/WC. There are also doors from the inner hall into the family room, living room and kitchen/dining room. The family room has been created by converting the former garage, and makes for a good sized playroom or home office. The lounge faces the front aspect and has some outstanding elements such as parquet flooring and a feature tiled fireplace. There are double doors which open to the kitchen/dining room enabling the ground floor to be largely open planned. The stunning kitchen/dining room benefits from a rear extension, and has been refitted with a range of wall and base level shaker style units. A central island provides an excellent focal point as well as a breakfast bar and additional work surface and storage. There are spaces for a fridge freezer and range cooker and integrated appliances include a wine cooler and dishwasher. There is ample space for a long dining table and the room enjoys splendid views of the rear garden via bi-folding doors to the rear. A door leads to the separate utility room which is fitted with further units, a stainless steel sink and there is space for a washer dryer. A courtesy doors leads to the rear garden.





First Floor:

The bright and spacious first floor landing provides access to the bedrooms, family bathroom and loft space, plus there is an airing cupboard. The master bedroom provides ample space for bedroom furniture and enjoys use of an ensuite shower room. The ensuite has been refitted with a modern three piece suite comprising of a low level WC, vanity wash hand basin and shower cubicle. An archway has been created into the fourth bedroom to enable it to be used as a dressing room, with the room featuring fitted wardrobes to one wall. At the rear of the property are two further generous bedrooms, each perfectly suited to a growing family and enjoying views to the rear. The family bathroom has been refitted with a white suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. Both the ensuite shower room and family bathroom are finished with complimentary tiling.

Outside:

To the front is a blocked paved driveway and neat lawn with shrubbery to the borders. The driveway could be extended in place of the lawn, if desired. The private landscaped westerly facing rear garden enjoys plenty of sunlight and features a decked patio area off the back of the property, with the remainder laid mainly to lawn with an array of mature shrubbery to the borders



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: 1515 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.

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