



Rock Lane

, Leighton Buzzard, LU7 2QQ

Offers In Excess Of £600,000

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QUARTERS
YOUR NEXT MOVE

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*** VIEWINGS TO COMMENCE SATURDAY 1ST JUNE 2024 ***

Quarters are delighted to offer for sale with no upper chain this stunning two double bedroom detached bungalow situated on an impressive plot in one of Linslade's most sought after roads and located within a short walk of the mainline train station. The property provides excellent potential to extend (STPP) with already spacious accommodation comprising: Entrance hallway, living room, kitchen/dining room, lobby, conservatory, two generous double bedrooms bedrooms, side porch, bathroom and a separate cloakroom/WC. Additional benefits include gas heating, generous front and rear gardens, garage and driveway parking for multiple cars. Viewing is highly recommended.

Location:

Rock Lane is a sought after residential road, among the most prestigious within Linslade, and boasts a range of premium properties. 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





Layout:

Enter into the welcoming and spacious entrance hall which includes built in storage access to the loft, and doors to the living room, kitchen/dining room, bedrooms, bathroom and separate cloakroom/WC. The living room is bright and airy with character coving and a feature wood burning stove among its charms. There is ample space for a range of furniture and the double glazed sliding doors at the rear provide splendid views of the private garden. The kitchen/dining room is fitted with a range of wall and base level units with roll edged work surface over and spaces for appliances. There is an integrated oven and four ring gas hob with hood over, whilst the dining area is also well placed to provide views of the garden. A door leads through to the lobby, with doors to the driveway on the left, garden on the right and ahead into the conservatory. The conservatory is of brick base and double glazed construction with dual aspect garden views providing a pleasant spot to pass time. A courtesy door leads into the garage. The front of the property is home to two well proportioned double bedrooms, ensuring a good sized master bedroom with plenty of space for a range of furniture, and a generous guest bedroom. Each bedroom also has a built in wardrobe, with fitted wardrobes added in the master bedroom. The bathroom has been fitted with a four piece suite comprising of a low level WC, pedestal wash hand basin, bath and shower cubicle, and next to the bathroom is an additional separate cloakroom/WC.

Outside:

To the front of the property is a generous lawn with path leading to the front door and retaining wall providing separation from the street. A lengthy driveway runs to the side of the property extending to the garage. The impressive rear garden features a paved patio off the living room with a neat lawn area surrounded by a wealth of shrubbery. Beyond this is a larger area laid to lawn, and in this part of the garden there is also a greenhouse and timber shed.

Garage:

The garage is accessed via double doors to the front. A window at the rear provides much needed light, and there is also power and lighting fitted. A courtesy door leads to the conservatory.

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



Ground Floor

Total Area: 1398 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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