



Eriboll Close

, Leighton Buzzard, LU7 2XW

Price **£575,000**

4 2 3 C

A set of four icons: a bed icon with the number 4, a shower icon with the number 2, a sofa icon with the number 3, and a staircase icon with the letter C.

 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this extended and double fronted four bedroom detached family home located in the highly sought after area of Linslade which is within walking distance of the mainline Train Station and catchment area of popular schooling. The property provides spacious accommodation comprising: Entrance hallway, lounge, family room, dining room, refitted kitchen, ground floor shower room, four bedrooms and a family shower room. Additional benefits include double glazing, gas heating, low maintenance rear garden and driveway parking. Viewing is highly recommended.

Location:

Eriboll Close remains a popular residential location in the desirable Linslade area, and boasts a range of 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 first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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:

Enter via a UPVC front door into the entrance hall, with stairs leading to the first floor and doors to the lounge, dining room, ground floor shower room and kitchen. Wood flooring continues from the hallway into the lounge and dining room. The lounge is bright and spacious, with a window to the front aspect and double glazed sliding doors to the rear. The dining room is also a generous space, with plenty of room for a range of furniture and two windows introducing plenty of light. The ground floor shower room has been refitted with a low level WC, wash hand basin and shower cubicle. The kitchen provides ample work space and has been refitted with a modern range of wall and base level units. There are doors leading into the garden and family room, which extends away from the main house and enjoys views of the garden via double glazed sliding doors.

First Floor:

The first floor landing provides access to the bedrooms, family shower room, airing cupboard and loft space. Wood effect flooring continues from the landing into each of the bedrooms. There are two generous double bedrooms to the front of the property, whilst at the rear are two further good sized bedrooms. The family shower room has been fitted with a modern low level WC, pedestal wash hand basin and shower cubicle.

Outside:

To the front of the property is a block paved driveway capable of parking 3/4 cars. The rear garden has been landscaped to provide a low maintenance garden with large paved patio area bordered by artificial lawn and shrubbery, with a timber storage shed tucked into the corner.



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: 1350 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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