



The Martins Drive
, Linslade, LU7 2TO

Guide Price £795,000



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QUARTERS

YOUR NEXT MOVE

The Martins Drive

, Linslade, LU7 2TQ

Quarters are delighted to offer for sale this rare to the market four bedroom detached family home, located at the end of this historic and prestigious lane in Linslade and perfectly situated to provide picturesque views to the rear plus access to the Grand Union canal from the wrap around garden. The property provides spacious accommodation comprising: Reception hallway, living room, study, snug, conservatory, kitchen/breakfast room, utility room, lower ground floor cloakroom/WC, four bedrooms (master with ensuite and balcony), first floor cloakroom/WC, and a family bathroom. Additional benefits include gas heating, store, ample driveway parking, garage and a landscaped wrap around garden with picturesque views and direct access to the canal. Viewing is highly recommended.

Location:

This property is situated at the end of prestigious and sought after 'The Martins Drive' in Old Linslade, nestled between open farmland and the Grand Union Canal. The beautiful tree lined lane boasts many executive and individual detached homes, enjoying far reaching views from every aspect. Additionally this secluded location is walking distance of the nearby Linslade Woods, historic Market Town Centre of Leighton Buzzard and the Mainline Train Station, with Trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Lower Ground Floor:

A door from the living room provides access to the lower ground floor via a stairwell. The beautiful country style kitchen/breakfast room is fitted with a range of wall and base line units with space for various white goods to suit all needs. A patio door provides access to the rear garden. The utility sits off the kitchen/breakfast room, with spaces for various white goods and a butler sink nicely complementing the space, and there is a built in storage cupboard. A stable door provides side access to the garden and driveway. A cloakroom/WC is located to the front and comprises of a low level WC and vanity hand wash basin.

Ground Floor:

Enter via the front door into a spacious reception hallway which provides to the first floor via the stairs doors to the snug, study, storage cupboard and living room. The snug faces the front aspect, and is bright and airy due to the dual aspect windows which provide pretty views of the front and side gardens. There is a study, which could also be used as a family room if required, and this provides access to the conservatory. The conservatory sits to the side of the property and is of UPVC construction, with doors leading out to the garden. The well proportioned living room is set to the rear with a patio door providing access to the garden. The generous space allows for a variety of furniture to suit all needs. A door from the lounge provides access to the lower ground floor.





First Floor:

The first floor landing provides stairs leading to the second floor. There are doors to both first floor bedrooms and cloakroom/WC. A generous double bedroom benefits from spectacular views of the rear garden via patio doors and Juliet Balcony. There are built in wardrobes which compliment the room and provide great storage. A further bedroom benefits from a fitted storage cupboard and a range of furniture can be arranged. A cloakroom/WC completes the floor.

Second Floor:

The second floor landing provides access to both second floor bedrooms and the family bathroom, with the loft being accessible via a hatch. The larger than average master bedroom enjoys outstanding views of the rear garden, surrounding countryside and Grand Union Canal via the well proportioned balcony. The enclosed balcony allows room for a table and chairs. A range of furniture can be arranged in the bedroom and to complete the room is the en-suite which comprises of a low level WC, vanity hand wash basin and corner bath. A further generous bedroom is set facing the front aspect. The family bathroom is fitted with a suite comprising of a low level WC, vanity hand wash basin and shower.

Outside:

To the front of the property is an extensive gravel paved driveway with ample parking for many cars, plus there is gated access to the rear garden which can provide additional parking if required. The store is accessed via an up and over door. Steps lead up to the front door, as well as the left side of the wrap around garden. The landscaped rear garden is surrounded by a wealth of mature trees and shrubbery making for a pleasant and peaceful setting with picturesque views all around. There is a generous raised decking to the rear of the house with the remainder laid to lawn, and a side gate provides direct access to the canal.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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 purchaser's 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



Approximate Area: 1898 ft² ... 176.4 m² (excluding balcony, store)

Approximate Area of Store: 51 ft² ... 5.1 m²

Total Approximate Area: 1949 ft² ... 181.5 m²

Floor plans are for layout purposes only and are not intended to be scale drawings. All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes. Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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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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