



Grasmere Way
, Leighton Buzzard, LU7 2ON

Price £325,000

2 1 1 C

 **QUARTERS**
YOUR NEXT MOVE

Grasmere Way

, Leighton Buzzard, LU7 2QN

*** VIEWINGS TO COMMENCE THURSDAY 25TH JULY 2024 ***

Quarters are delighted to offer for sale this two double bedroom semi-detached home located in the highly sought after area of Linslade and situated within walking distance of the Mainline Train Station. The property is presented to the market in excellent order, with accommodation comprising: Entrance porch, lounge, refitted kitchen/dining room, two double bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, generous garden, garage and driveway parking. Viewing is highly recommended.

Location:

Grasmere Way remains a popular residential area in desirable Linslade, 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

Enter via a double glazed UPVC front door into the spacious porch, providing a perfect spot to neatly store coats and shoes. A door leads into the lounge, which has ample space for a range of living room furniture. The good sized double glazed window faces the front aspect, and brings in plenty of natural light. Stairs lead to the first floor, and there is a doorway through to the kitchen/dining room. The kitchen has been refitted with a quality range of wooden shaker style wall and base level units, with Quartz work surfaces. The kitchen has been thoughtfully planned to include space saving cupboards, bin storage and a range of integrated appliances including a washing machine, Neff oven, Neff combination microwave oven and a five ring Neff gas hob with Neff retractable hood over. The dining area is perfectly situated to enjoy views of the rear garden, and there are double glazed doors leading out to the patio area.





First Floor:

The first floor landing gives access to the bedrooms bathroom and loft space. There is also a built in airing cupboard housing the central heating boiler that was replaced in 2020. To the front aspect is a generous double bedroom with built-in wardrobes and spaces for a wealth of additional bedroom furniture. Bedroom two overlooks the rear garden and also includes built on wardrobes. There is space to fit a double bed, or a single with additional furniture if preferred. The family bathroom is fitted with a white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. The room also feature a chrome heated towel rail and tiling to water sensitive areas.

Outside:

To the front of the property there is a block paved driveway extending to the garage. Steps lead to the front door, and the garden is laid mainly to lawn, complimented by neat flower beds. The rear garden features a paved patio area across the rear of the property which is also home to a timber shed, and there is a courtesy door to the garage. Steps lead up to a well maintained lawn which is surrounded by a wealth of shrubbery, and provides a great spot to enjoy spells of sunshine.

Garage:

The garage is accessed via an up and over door from the front, and there is a courtesy doors leading to the rear garden. There is potential to convert the garage to an additional reception room (STTP), and the garage has been supplied with power and lighting.

Agents Note:

The vendors advise that they are obliged to contribute to Southcott Management Company for maintenance of common green areas, trees and lighting. The cost for this is £110 per year.



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 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: 891 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