



The Paddocks
, Leighton Buzzard, LU7 2SX

Price £425,000



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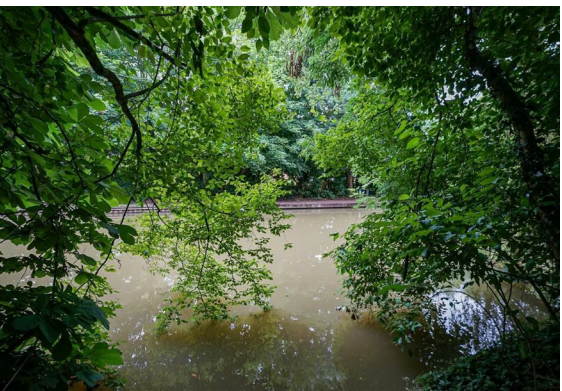
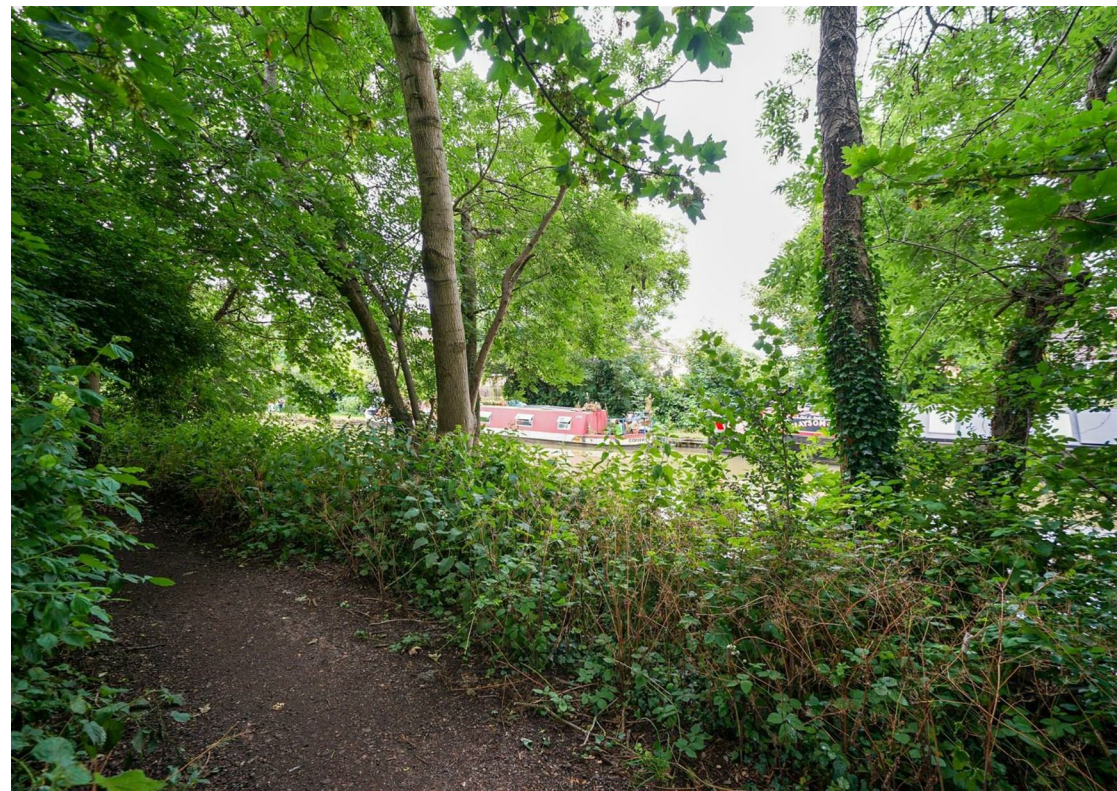
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, Leighton Buzzard, LU7 2SX

Quarters are delighted to offer for sale with no upper chain this four bedroom semi-detached family home located in this highly sought after road, within walking distance to the mainline train station. The property is in need of modernisation and offers spacious accommodation comprising: Entrance hall, kitchen, lounge, dining room, bathroom, two ground floor bedrooms and two first floor bedrooms. Additional benefits include gas central heating, garage, driveway parking and private rear garden which backs onto the grand union canal.

Location:

The Paddocks is situated off the prestigious Stoke Road in Linslade, and boasts a range of well proportioned family homes within a leafy setting. 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 people looking for a long term family home. 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 runs close-by, providing a range of benefits including scenic walks and canal-side pubs.



Ground Floor:

Enter via a double glazed front door into the hallway. There is a built in storage cupboard and doors to the lounge and kitchen. The lounge is an excellent size and could be used as a lounge/diner. There is room for plenty of furniture and a fireplace, with a door leading to the inner hall at the rear. The kitchen is fitted with a range of wall and base level units with spaces for various appliances. There is a courtesy door to the side, and at the back of the kitchen a door leads into the dining room. Off the inner hall, which is central to the home, are stairs leading to the first floor and doors to the two ground floor bedrooms and family bathroom. The ground floor bedrooms are good sized double rooms enjoying views of the rear garden.

First Floor:

The spacious first floor landing features two generous store cupboards and doors to the two first floor bedrooms. Each bedroom can accommodate a double bed plus additional furniture, with side aspect windows introducing plenty of light.

Outside:

To the front of the property is a path leading to the front door with a neat lawn to the right, and to the left is a driveway which extends through to the garage, which is situated at the rear. The rear garden is laid mainly to lawn with mature shrubbery to the border. The garden benefits from backing onto a footpath with runs alongside the grand union 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



Total Area: 1382 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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