



Rock Lane

, Leighton Buzzard, LU7 2QQ

Offers In Excess Of £650,000

4 2 1 D

A row of four icons: a bed icon with the number 4, a shower icon with the number 2, a sofa icon with the number 1, and a staircase icon with the letter D.

 **QUARTERS**  
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## Rock Lane

, Leighton Buzzard, LU7 2QQ

Quarters are delighted to offer for sale this four bedroom detached house 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/dining room, kitchen, utility room, study, four bedrooms, family bathroom and a cloakroom/WC. Additional benefits include gas heating, generous rear garden, double 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

### Ground Floor:

Enter into the good sized porch which provides access to the living room/dining room and cloakroom/WC. The cloakroom/WC comprises of a low level WC and vanity hand wash basin. The generous dining room has a gas fire in the heart of the room. Patio doors provide access to the rear garden and there is a door to the kitchen which is under the stairs. Flowing through the archway is the bright and airy lounge, a range of furniture can easily be arranged. The kitchen has panoramic views of the rear garden. There is a range of wall and base line units with ample work surface space. A breakfast bar is a nice touch for a quick meal. A further door leads to the utility room and a range of white goods can be put in to suit all needs, a sink and a further door to the rear complete the space.





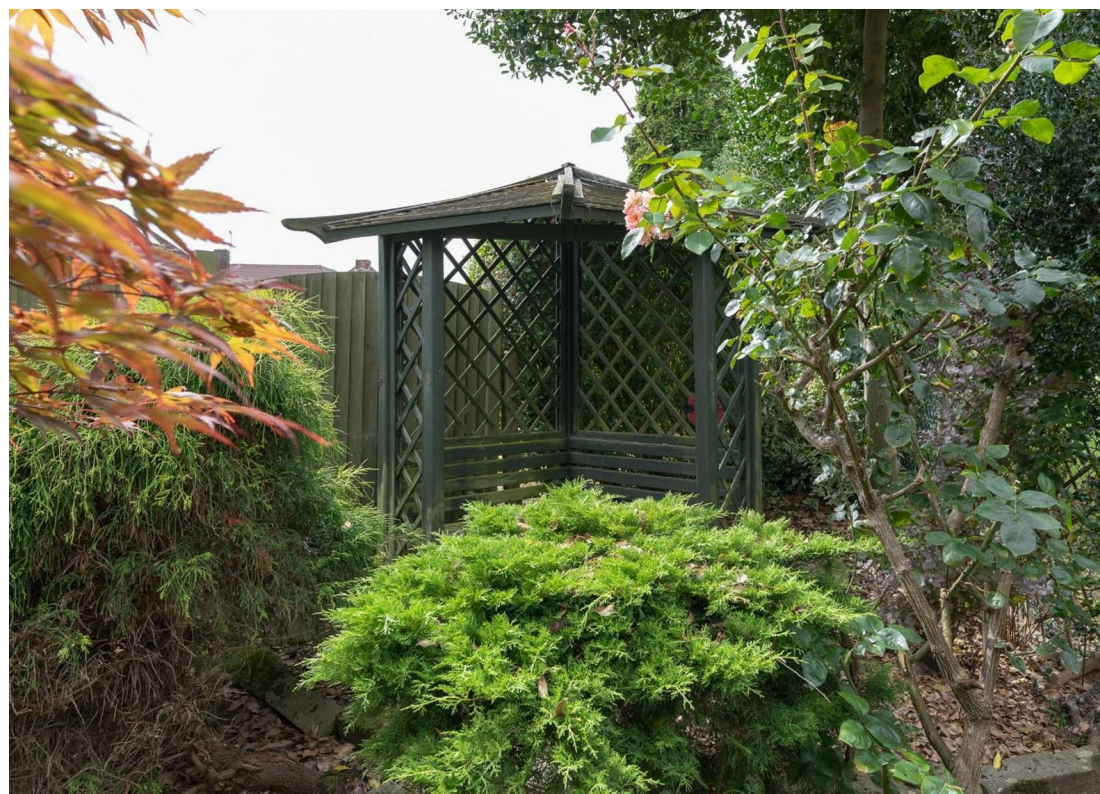
### First Floor:

The well proportioned hallway provides access to all four bedrooms and the family bathroom. The generous master bedroom is to the rear and enjoys views of the garden. A range of furniture can be put into the space with a fitted cupboard providing great storage. A further door leads to the en-suite.

The en-suite comprises of a low level WC, vanity hand wash basin and shower. Two double bedrooms are to the front, they have a light and airy feel and both have double fitted wardrobes. A further single bedroom is in the heart of the landing. A family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin, shower and bath.

### Outside:

A shared driveway leads up to the property with a paved driveway which provides parking for multiple cars. There is a double garage with a curtsey door to the rear and a gate provides access to the rear with mature shrubs and borders to the front. The extensive garden is over 100ft long and wraps around the property, it is not over looked and is mostly laid to lawn with mature shrubs and borders. There is a wall border with a paved path leading to the front. There is plenty of space for summer entertaining with a generous paved patio area. A further pebbled area behind the garage could provide more storage or provide ample space for entertaining



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



Approximate Area: 1526 ft<sup>2</sup> ... 141.7 m<sup>2</sup> (excluding double garage)

Approximate Area of Double Garage: 303 ft<sup>2</sup> ... 28.2 m<sup>2</sup>

**Total Approximate Area: 1829 ft<sup>2</sup> ... 169.9 m<sup>2</sup>**

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.  
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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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)