



Milebush

Linslade, Leighton Buzzard, LU7 2UB

Guide Price £750,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this six bedroom executive detached family home situated on a corner plot in this quiet and highly sought after road in ever popular Linslade, within walking distance of the mainline train station and town centre. The property provides spacious accommodation comprising: Entrance hallway, dining room, living room, generous kitchen/breakfast room, utility room, four bedrooms (master with refitted ensuite bathroom) and a family bathroom to the first floor, and a further two bedrooms to the second floor. Additional benefits include a landscaped gardens, integral garage, driveway parking, double glazing and gas central heating. Viewing is highly recommended to appreciate the space and setting of this property.

Location:

Milebush is a highly sought after road in Linslade, and predominantly boasts a range of well proportioned executive houses in a quiet and leafy area. 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 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. The town also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via a double glazed composite door into the entrance hall, which connects to the dining room, living room, kitchen/breakfast room and cloakroom/WC, and there are stairs leading to the first floor. The generous dining room is situated facing the front aspect and comfortably accommodates a variety of furniture. The room could also be used as a sitting room or family room, if desired. The well proportioned living room allows for a range of furniture, and enjoys views of the rear garden, and there is a double glazed door leading out to the patio area. The kitchen/breakfast room is a superb size, and has been fitted with a range of wall and base level units, with integrated appliances and plenty of work surface. There are double glazed doors leading to the garden, and these are situated perfectly to bring plenty of light into the dining area. The utility room provides additional storage and work surface, and there are also spaces for further appliances. A double glazed door leads to the side, and there is a courtesy door into the integral garage. The garage includes power and lighting, and there is an automatic roller door for access from the driveway. There is also a loft space above the garage providing ample storage.





First Floor:
From the first floor landing are doors to the four first floor bedrooms and family bathroom, as well stairs to the second floor and there is a built in storage cupboard. The large master bedroom is situated to the rear of the property, providing pleasant views, built in wardrobes and space for further furniture. There is also access to the loft space. A door leads to the ensuite bathroom, which has been refitted with a modern four piece white suite comprising of a low level WC, vanity wash hand basin, panel bath and quadrant shower cubicle. There is a further bedroom and a study/bedroom situated at the rear of the property, with the second bedroom and family bathroom facing the front aspect. The family bathroom is fitted with a three piece white suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

Second Floor:
The landing leads to the two second floor bedrooms, both providing excellent views over Linslade, each capable of accommodating a range of bedroom furniture.

Outside:
To the front is a neat landscaped garden with a range of shrubbery, and a paved driveway which extends to the garage and front door.



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: 2069 ft² ... 192.3 m² (excluding Double Garage)
 Approximate Area of Double Garage: 301 ft² ... 27.8 m²
 Total Approximate Area: 2370 ft² ... 220.1 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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