



## The Stables

Southcott Village, Linslade, LU7 2PR

Offers In Excess Of £250,000





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We are delighted to offer for sale with no upper chain this two bedroom semi-detached home located in the highly sought after area of Linslade and walking distance to the mainline train station. The property is presented to the market in excellent order with accommodation comprising: Lounge/dining room, kitchen, two bedrooms and a first floor bathroom. Additional benefits include double glazing, gas heating and a garage. Viewing is highly recommended.

### Location:

The Stables is a secluded and peaceful setting in Southcott Village, on the outskirts of desirable Linslade. 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 is ideal for first time buyers, investors and couples, 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 composite front door into the generous lounge/diner, which enjoys plenty of light via dual aspect windows. A convenient storage cupboard sits close to the front door and houses the central heating boiler. There is plenty of space for an array of living room and dining furniture, with stairs leading to the first floor and an opening to the kitchen. The kitchen features a wood effect floor, and is fitted with a range of wall and base level units with roll edged work surface over. There is an integrated oven and four ring gas hob with hood over, plus spaces for a washing machine and fridge freezer.

### First Floor:

The first floor landing provides access to the bedrooms, bathroom and loft, plus there is a built-in airing cupboard. The master bedroom is a good sized double room with built-in wardrobes and room for additional bedroom furniture. Bedroom two is a single room with built-in wardrobe, and would be perfectly suited for use as a home office or dressing room, if required. The bathroom has been fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath, with complimentary tiling to water sensitive areas.



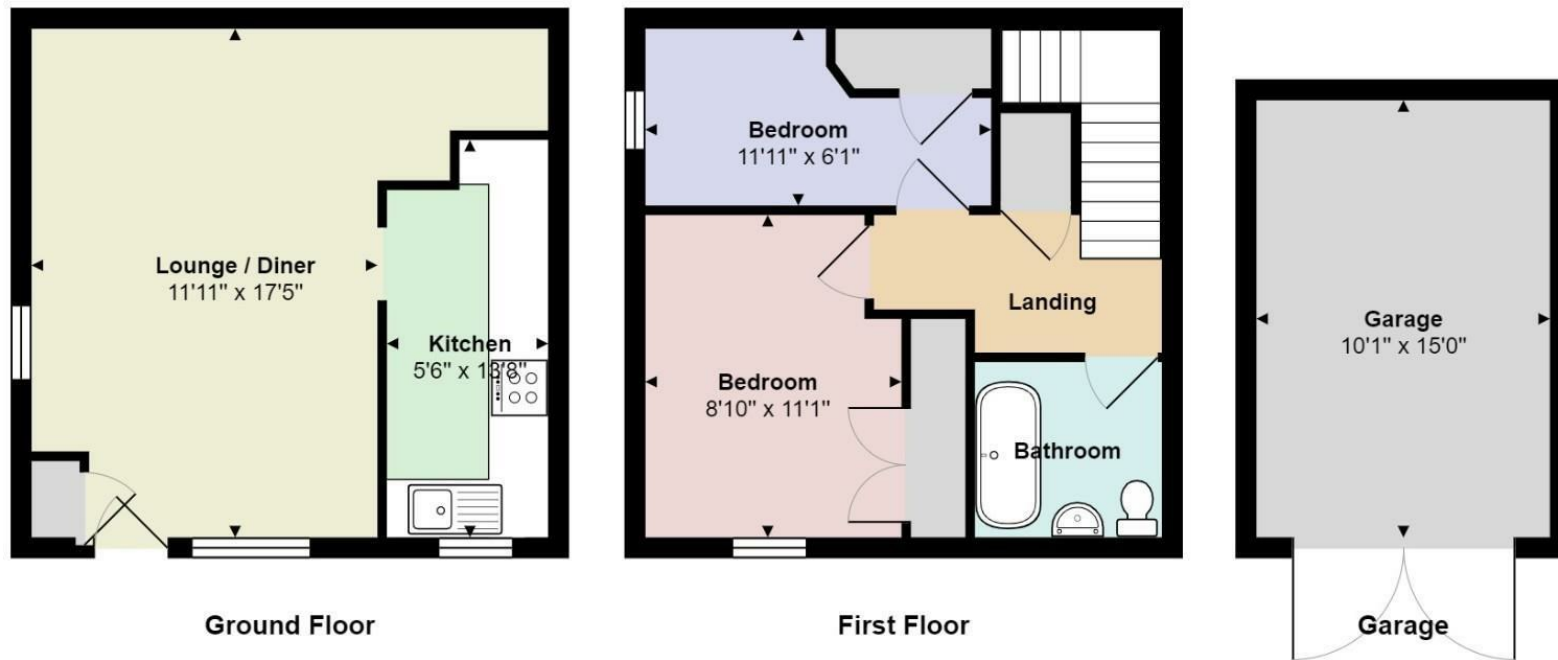
### Outside:

Set in a secluded courtyard, there is a block paved garden area with a low wall to the border, and a path extends to the front door. To the side is an additional area laid to shingle. This property also comes with a good sized garage well suited to accommodate a family car.



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



Ground Floor

First Floor

Garage

Total Area: 771 ft<sup>2</sup>

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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