



## Alwins Field

Linslade, Leighton Buzzard, LU7 2UF

Offers In Excess Of **£475,000**

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 **QUARTERS**  
YOUR NEXT MOVE



# Alwins Field

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We are delighted to offer for sale this four bedroom detached bungalow, set in this quiet cul-de-sac within walking to the Mainline Train Station and catchment popular schooling. The property is presented to the market in excellent order with superb potential to extend (STPP). Accommodation comprises: Entrance hallway, cloakroom/WC, lounge/dining room, kitchen, four bedrooms and a family bathroom. Additional benefits include double glazing, ample driveway parking and generous rear garden. Viewing is highly recommended.

### Location:

Alwins Field is a sought after road in Linslade, and predominantly boasts a range of well proportioned bungalows and family homes 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.







### Layout:

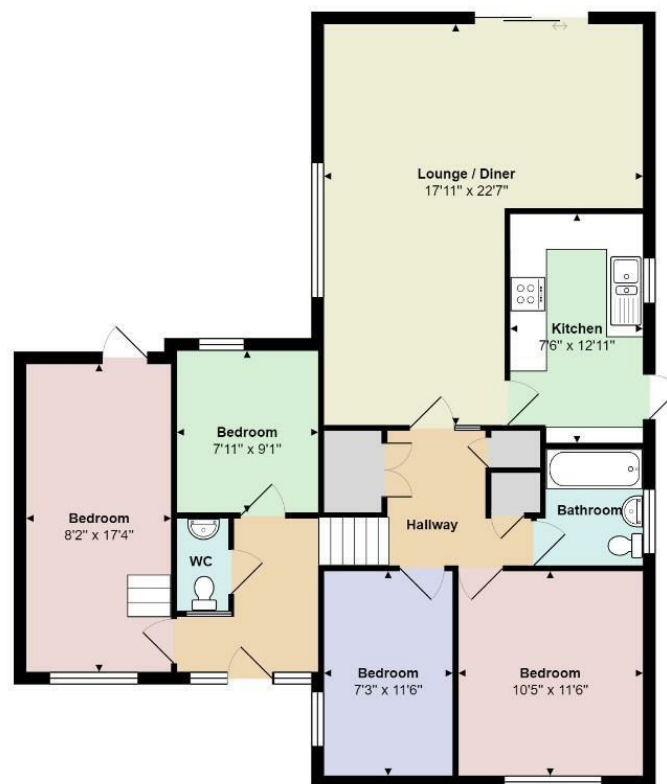
Enter via a composite front door into the welcoming hallway, which provides doors to all bedrooms, lounge/dining room, cloakroom/WC and the family bathroom, plus access to the loft space. The first room on the left is a generous double bedroom which receives plenty of light via a window to the front aspect and a double glazed door leading out into the rear garden. The next room along the hallway is a cloakroom/WC, conveniently situated close to the front door, and then a further bedroom, which is a good sized single room. A few steps lead to the inner hallway which includes two built-in storage cupboards. The lounge/dining room is a generous L-shaped room with plenty of space for a variety of furniture. There are double glazed doors giving views of the rear garden an introducing plenty of light. There is a good space suitable for a family sized dining table, and this sits close to the kitchen door. The kitchen is fitted with a range of wall and base level units with roll edged work surface over, and there are spaces for appliances. A courtesy door leads to the side. The family bathroom has been fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath. There are two further bedrooms facing the front aspect, both are bright and airy and enjoy plenty of space for a variety of furniture.

### Outside:

To the front of the property is a generous garden laid mainly to lawn, with a paved driveway extending to the front door and providing parking for multiple vehicles. The rear garden enjoys plenty of sunlight throughout the day and features a paved patio area tucked in one section, with the main garden area laid mainly to lawn with mature shrubbery to the borders.

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

Total Area: 1057 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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