



Stoke Road
, Leighton Buzzard, LU7 2SP

Price **£1,150,000**

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 **QUARTERS**
YOUR NEXT MOVE

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Offered to the market for only the second time since built in the 1930's is this stunning four bedroom detached family home situated on this highly sought after road in Linslade, ideally located within walking distance of the town centre and mainline train station. The property boasts spacious accommodation with a wealth of character features throughout, comprising: Entrance hall, dining room, lounge, cloakroom/WC, family room, kitchen/diner, utility room, four generous bedrooms (master with ensuite) and a refitted family bathroom. Additional benefits include gas central heating, stunning landscaped rear garden, detached double garage and ample driveway parking. Viewing is highly recommended.

Location:

Stoke Road is among the most prestigious and highly sought after locations in Linslade, and boasts a range of well proportioned premium 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 into the hallway which provides a warm welcome into this wonderful family home. There are doors leading into the dining room, lounge, family room and cloakroom/WC, plus there are stairs leading to the first floor. The charming bay fronted dining room features an open fireplace with ample space for a family dining table and additional furniture, with built-in bench seating set into the bay. The generous lounge receives plenty of light through the side aspect bay window, plus there are double glazed doors and windows to the rear providing splendid views of the rear garden. There is ample space for a variety of living room furniture, and an open fireplace is an excellent focal point. The cloakroom/WC is conveniently situated in the heart of the ground floor, and is fitted with a low level WC and pedestal wash hand basin, plus there is a built-in cupboard under the stairs. The family room features doors to the garden, and the space could be used for a variety of purposes depending on the needs of the new owners, currently utilised as a sitting room. An opening leads into the country style kitchen/diner, fitted with a range of wall and base level units with roll edged work surface over. A one and half bowl ceramic sink is perfectly situated to overlook into the garden and there is space in the centre of the room for a dining table. Integrated appliances include a dishwasher, oven and five ring gas hob plus there is space for a fridge and freezer. One of the stand-out features is a good sized walk-in pantry. A door opens to the front facing utility room, which provides space and plumbing for a washing machine and tumble dryer, a further space for under counter fridge plus additional work surface space. The room is also home to the central heating boiler.





First Floor:

As you reach the first floor landing, attention is drawn to a wonderful stained glass window, another of many exceptional features throughout this home. The landing connects seamlessly to the bedrooms and family bathroom, plus there is loft access and a built-in airing cupboard. The master bedroom is an excellent size, with dual aspect windows bringing in plenty of light. The view to the rear is splendid, and the generous size allows for furniture to be configured in a variety of ways. The master also features an ensuite shower room. Bedroom two is a large double bedroom with a bay window facing the front aspect and fitted wardrobes to one wall. Bedroom three features dual aspect windows to the side and rear, with ample space for a variety of furniture, and the fourth bedroom makes for a good single room with built-in wardrobe, and is currently utilised as a study. The family bathroom is fitted with a four piece suite comprising of a low level WC, vanity wash hand basin, panel bath and walk-in shower cubicle, with complimentary tiling to water sensitive areas.

Outside:

The property is set back from the road with an extensive driveway and landscaped garden, fitting with this grand 1930's property. There are intricate paved paths and neat lawn areas complimented by a wealth of mature shrubbery. The driveway is mainly gravelled, with a further block paved driveway extending to the detached double garage. A side access leads into the stunning rear garden, which is noticeably private and perfectly landscaped to provide a variety of spaces to enjoy whatever the occasion. The westerly aspect ensures plenty of afternoon and evening sunlight onto the paved patio area, which spans the width of the property. A feature pond and raised planters provide a little separation from the lawn spaces, and to the back section of the garden are vegetable patches, a seating area and timber shed.



Garage:

The detached double garage is accessed via two remote controlled garage doors and comfortably accommodates two family sized vehicles with space remaining for storage. There is power and lighting plus a courtesy door to the rear garden. The vendors have created a cloakroom/WC in one corner of the garage accessed directly from the rear garden.



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: 2129 ft² ... 197.8 m² (excluding double garage)

Approximate Area of Double Garage: 450 ft² ... 41.8 m²

Total Approximate Area: 2579 ft² ... 239.6 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.
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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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