



Mentmore Road
, Leighton Buzzard, LU7 2NY

Price £599,995



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QUARTERS
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 2NY

We are delighted to offer for sale this four bedroom detached family home with a complete upper chain located in this popular setting which is located a few minutes walk from the mainline Train Station and within catchment area of sought after schooling. The property is presented to the market in excellent decorative order with bright and spacious accommodation comprising: Entrance hallway, cloakroom/WC, lounge, kitchen/breakfast room, dining room, conservatory, four bedrooms (master with en suite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, generous wrap around landscaped garden and driveway parking. Viewing is highly recommended to appreciate the finish and setting of this property.

Location:

Mentmore Road is among the most popular residential roads in Linslade, and boasts a range of well proportioned family homes within a quiet setting, with nearby parkland and walks. 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.

Ground Floor:

Enter via the front door into the hallway. There are stairs leading to the first floor and doors to the ground floor rooms. There is a roomy storage cupboard under the stairs, which is perfect for coats and shoes. The lounge is situated to the front of the property, and a feature fireplace is in the heart of the room. There is a double glazed bay window which has a recessed area suitable for use either as storage or a sitting area and an abundance of light flows through. Flowing through from the lounge is the dining room, the impressive dining room opens out onto the conservatory which offers panoramic views of the rear garden. A range of furniture can be added to suit all needs with further access to the rear garden via the conservatory. The kitchen/breakfast room has been refitted to a good standard, featuring a range of wall and base level units, with tiling to the water sensitive areas. There is ample space for a dining table and doors to the rear garden. A door from the kitchen leads to the utility room, where a range of white goods can easily be arranged. The store room which was converted by the current owner was previously part of the garage, now provides a pantry style storage space. The cloakroom/WC is refitted with a low level WC and wash hand basin, and is finished with complimentary tiling





First Floor:

The first floor landing provides access to the four bedrooms and family bathroom, as well as the loft. To the front are two double bedrooms, one of which is the master bedroom with a refitted ensuite shower room, and the other is a generous double bedroom. There is an airing cupboard situated on the landing. There are two further bedrooms to the rear which overlook the garden, one of these includes a built-in wardrobe. Between these rooms is a neat refitted bathroom which includes a four-piece suite comprising of a low level WC, pedestal wash hand basin, shower and panel bath.

Outside:

To the front of the property is a paved driveway suitable for multiple cars, extending to the front door and gated access to the rear. The remainder is laid to lawn with a neat hedgerow providing a border. To the rear of the property is a landscaped garden which wraps around the property. There is potential to extend (STPP). There are multiple patio areas which are perfect for entertaining. The remainder is mostly laid to lawn and mature shrubbery.



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 purchaser's 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



Total Area: 1607 ft²

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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