



Dingle Dell

Leighton Buzzard, LU7 3JL

Offers In Excess Of £625,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this four bedroom detached executive home situated in this highly sought after road, which is located on the outskirts of Leighton Buzzard and nearby to Rushmere Country Park. The property provides spacious accommodation comprising: Entrance porch, cloakroom/WC, living room, kitchen, conservatory, lobby, utility/store, study, integral garage, four bedrooms shower room and a family bathroom. Additional benefits include balcony, double glazing, gas central heating, front and rear gardens and driveway parking. Viewing is highly recommended.

Location:

The highly desirable location Dingle Dell sits off the prestigious Plantation Road which remains one of Leighton Buzzards most sought after locations with a range of beautiful family homes. Its close proximity to Leighton Buzzard Town Centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 2.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. 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 town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via UPVC front door into the porch, which leads to a cloakroom WC, conveniently situated close to the front door, and a further door opens into the spacious living room. The living room features double glazed sliding doors to the front aspect and the L-shape of the room allows for a variety living room furniture to be arranged. There are double glazed sliding doors opening to the generous conservatory at the rear. The conservatory is of brick and double glazed construction and includes doors opening directly onto the rear patio. Stairs connect from the lounge to the first floor, and a door leads through to the kitchen, which is fitted with a range of wall and base level units, and there is a variety of integrated appliances. Off the kitchen is a lobby, which leads to a small utility room/store, and there are doors to the back garden and study. The study features a window to the side aspect plus a door to the garage, which is fitted with power and lighting, accessible from the driveway via an automatic garage door.





First Floor:

The first floor landing provides access to the bedrooms, family bathroom and shower room, as well as a loft space. The master bedroom receives plenty of natural light with a pleasant outlook to the front, and there is a range of fitted wardrobes with a dressing unit to one corner. There are three further bedrooms, making this an ideal family home - with two overlooking the rear garden and a further front facing bedroom with a double glazed door leading out onto the front balcony. The family bathroom is fitted with a four piece suite comprising of a low level WC pedestal wash hand basin, panel bath and shower cubicle. The additional shower room is fitted with a low level WC, vanity wash hand basin and walk in shower cubicle.

Outside:

There is a low wall to the front border and gated access to the driveway, which extends to the garage and front door. The remainder of the garden is laid mainly to lawn, and there is gated access to the rear. The rear garden features a generous patio across the back of the property, providing an excellent space for entertaining. There are steps leading up to a raised patio, and the garden continues with a lawn extending up to the rear boundary. An array of mature trees provide a woodland feel, and the raised rear section of garden ensures that there are exceptional views over the surrounding area.



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



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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