



Mentmore Gardens
Leighton Buzzard, LU7 2LT

Offers In Excess Of £500,000



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We are delighted to offer for sale this four bedroom detached family home located in this popular cul-de-sac 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 superb decorative order with bright and spacious accommodation comprising: Entrance hallway, refitted cloakroom/WC, lounge, refitted kitchen/dining room, family room, four bedrooms (master with en suite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, landscaped garden and driveway parking. Viewing is highly recommended to appreciate the finish and setting of this property.

Location:

Mentmore Gardens 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 a double glazed front door into the hallway. There are stairs leading to the first floor and doors to the ground floor rooms. The floor is laid to engineered oak wood floor which flows into the family room and cloakroom/WC. The family room is situated to the front of the property, and was formerly the garage. A large Velux window floods the room with light. The cloakroom/WC is refitted with a low level WC and wash hand basin, and is finished with complimentary tiling. The kitchen/dining room has been refitted to a high standard with a fashionable glossy kitchen featuring a range of wall and base level units, with tiling to the floor and water sensitive areas. There is ample space for a dining table and double glazed doors to the rear garden. The lounge features an inglenook fireplace and a recessed area suitable for use either as storage or a sitting area. There are double glazed doors to the decked patio area.





First Floor:

The first floor landing provides access to the four bedrooms and family bathroom, as well as the loft. The floor is laid to engineered oak wood floor, as are three of the four bedrooms. To the front are two double bedrooms, once of which is the master bedroom with a refitted ensuite shower room, and the other includes an airing cupboard which houses the combi-boiler. 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 three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.



Outside:

To the front of the property is a part paved/part gravelled driveway suitable for 3/4 cars extending to the front door and gated access to the rear. To the rear of the property is a landscaped garden with decked patio areas, neat 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 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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