



Wing Road
Linslade, LU7 2NH

Offers In Excess Of £425,000



 **QUARTERS**
YOUR NEXT MOVE

Wing Road

Linslade, LU7 2NH

We are delighted to offer for sale this stunning three bedroom family home, located in the ever popular location of Linslade, and within walking distance of sought after schooling, local shops and amenities and the Mainline Train Station. The property is presented to the market in excellent order, having been improved throughout by the current owners, and offers a wealth of character and spacious accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen, conservatory, three generous bedrooms, large refitted family bathroom, tanked cellar room and a bonus loft room. Additional benefits include double glazing, gas central heating, brick shed and a generous southerly facing landscaped rear garden. Viewing is highly recommended.

Location:

Wing Road is situated in the heart of ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. A huge plus is the mainline train station being just a few minutes walk from the property, with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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:

The vendors have thoughtfully and sympathetically updated this stunning period property. Furnished with a feature tiled floor and half-panelled walls, the entrance hall provides a warm welcome, and provides doors to the dining room and kitchen, plus there are stairs leading to the first floor and basement levels. The dining room sits centrally and enjoys natural light via a rear aspect window, and there is ample space for a family sized dining table. The quality engineered wood flooring flows through to the lounge, which features fitted units either side of a beautiful fireplace, with plenty of room for a variety of furniture and a bay window to the front aspect. The kitchen is noticeably spacious for a property of this age, and has been refitted with a modern range of shaker style units with oak work surfaces and a twin butler sink, with spaces for a variety of appliances. Off the kitchen is a brick base conservatory which enjoys pleasant views of the garden and is an excellent spot to unwind.

First Floor:

The first floor landing provides access to the three bedrooms and family bathroom, plus there is built in storage and stairs leading to the loft. The master bedroom faces the rear aspect and includes fitted wardrobes to one wall, with ample space remaining for additional bedroom furniture. There are two further generous bedrooms, each well presented and facing the front aspect. The family bathroom is an impressive size and has been refitted with a stylish suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. The feature tiled floor continues the impressive finish throughout this home, and there is also a built-in storage cupboard which is home to the central heating boiler.





Second Floor:

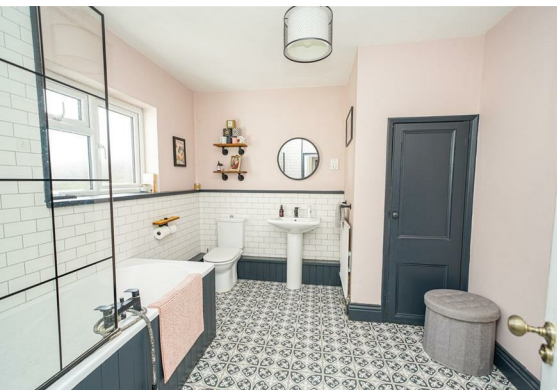
There are stairs leading into the loft which includes two Velux windows to the rear aspect which introduce plenty of natural light. Although not to current building regulations, the vendors have previously utilised the space as a guest bedroom and home office. There is storage space remaining to the eaves.

Basement:

The cellar has been tanked and decorated, making an excellent use of the space, and underfloor heating has been installed. There is panelling to the walls and a media wall with LED lighting which provides an excellent focal point. The room has been thoughtfully configured to include 'hidden' built-in storage cupboards, and a further recessed area neatly provides space for a tumble dryer to be kept out of sight. The vendors currently use the cellar as an additional entertaining space.

Outside:

A rail fence and gate provide separation from the street, with a path leading to the front door and neat shingled border. A gated side passage leads through to the rear garden. The rear garden is thoughtfully landscaped providing a relaxing environment to enjoy throughout the year. The southerly aspect ensures that the garden is flooded with sunlight throughout the day. A paved patio area sits off the conservatory and the remainder of the garden is laid mainly to lawn and enclosed by panel fencing to the right flank and a feature wall to the left. At the end of the garden is a brick built storage shed, which provides potential for conversion to a garden office, if required.



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



Total Area: 1524 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk