



New Road
Linslade Leighton Buzzard, LU7 2LS

Guide Price £650,000



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale this beautiful Grade II listed home located in the highly sought after area of Linslade and conveniently situated just a few minutes walk from both the Train Station and Town Centre. The property has retained some period features and provides spacious and bright accommodation comprising: Entrance lobby, 25ft lounge/dining room, refitted kitchen/breakfast room, three cellar rooms, four bedrooms (master with en-suite), a family bathroom and further WC. Additional benefits include southerly facing courtyard garden and driveway parking for 2 cars. Viewing is highly recommended.

Location:

New Road is situated in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes, and also close by is the desirable Linslade Recreation Ground. 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 Rushmore Country Park.

Ground Floor:

Enter into the hallway, which provides access to the open plan lounge/dining room. The impressive character of this unique family home is immediately evident, with original handcrafted coving blending beautifully with the high ceilings, and coal effect gas stove providing a focal point. There is ample space for a variety of living room furniture as well as a dining table, and stairs lead to both the first floor and basement levels. Steps descend down into the kitchen/breakfast room, located at the rear of the property, and has been fitted with a modern range of shaker style units with plenty of work surface areas. Integrated appliances with additional space for a fridge freezer. At one end, there is room for a breakfast table, with views of the garden through double glazed doors.





First Floor:

The first floor features a split-level landing. On the lower level, there are doors to the family bathroom, which is fitted with a modern four-piece suite comprising of a low level WC, wash hand basin, panel bath and shower cubicle. There is also a separate cloakroom/WC. The upper section of the landing leads to the master bedroom and bedroom four. The master bedroom faces the front aspect and is a stunning room, perfectly fitting for this home. The higher than usual ceiling gives enhances the sense of spaciousness, and there are many fitted wardrobes. The room also benefits from an ensuite shower room, equipped with a wash hand basin and shower cubicle. The fourth bedroom is a good-sized single room located at the rear of the property, currently used as a study.

Second Floor:

The landing is flooded with natural light via a high-level window, and there are doors to two further bedrooms. The largest of these rooms is at the front of the property and offers ample space for a wealth of bedroom furniture. Bedroom three is also generously sized, making this an excellent choice for families of all ages, and the room boasts a stunning view across Linslade Recreation Ground and beyond.

Basement:

This property boasts a large basement level, divided into three generous cellar rooms. There is potential for conversion of the cellar (STPP). At present, the spaces are used mainly for storage, but with a little work - each room could be used for a variety of purposes - depending on the needs of the new owner.

Outside:

The low maintenance, south facing rear garden, benefits from sunlight throughout the day. It is mainly paved, allowing for garden furniture to be configured as desired. A gate leads out to the private driveway, which provides parking for two cars, a premium feature given the property's close proximity to Leighton Buzzard mainline railway station. Additionally, there is a shed in the garden that is connected to electricity, offering convenient potential for electric car owners to install a charging point or use it as a powered workshop or storage space.

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: 1840 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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