



Rock Lane
Linslade, LU7 2QQ

Guide Price £700,000



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We are delighted to offer for sale this stunning family home located in one of Leighton/Linslade's most sought after roads. The property is presented to the market in superb order having been extended by the current owners, with accommodation now comprising: Entrance hallway, cloakroom/WC, kitchen/breakfast/family room, lounge, dining room, utility room, store, study/bedroom four, three further bedrooms and a refitted family bathroom. Additional benefits include gas heating, private garden and driveway parking for multiple cars. Viewing is highly recommended.

Location:

Rock Lane is a sought after residential road, among the most prestigious within Linslade, and boasts a range of premium properties. The mainline train station is 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. Linslade also boasts a wealth of picturesque walks including the Grand Union canal and Linslade Woods

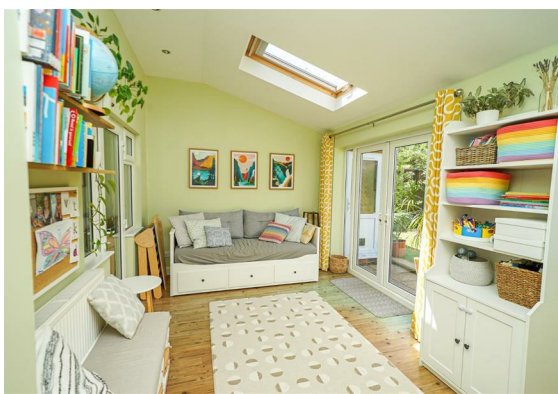
Ground Floor:

Step inside via a welcoming entrance hall laid with stylish tiled flooring, which sets the tone for the well-presented accommodation. From here, doors lead to the principal reception rooms and the cloakroom/WC, while stairs rise to the first floor. The living room is bright and elegant, featuring a bay window to the front aspect and a central fireplace, creating a cosy yet spacious feel. An open archway flows through to the dining room, making the space ideal for entertaining or family gatherings. To the rear, the kitchen/breakfast/family room is a true focal point of the home - generously extended and designed with open-plan living in mind. The kitchen boasts a stylish range of wall and base level units, a large central island with breakfast bar, and sleek granite work surfaces. Integrated appliances and clever storage solutions combine with plentiful natural light to create an inspiring space for cooking, dining, and relaxing. A dedicated sitting area enjoys views of the rear garden via French doors, providing a seamless connection between indoor and outdoor living. A utility room sits off the dining room, with a range of units, work surfaces and space for laundry appliances. From here, a door leads to a study/ground floor bedroom, converted from the former garage and offering excellent flexibility as a guest room, playroom or home office. A further extension off the utility room has created a good sized store, with potential to create a further reception room, if required.

First Floor:

Upstairs, the first floor landing leads to three well-proportioned bedrooms and the family bathroom. The master bedroom is positioned at the front of the property and features a bay window and fitted wardrobes. The second bedroom also benefits from built-in wardrobes and a pleasant rear aspect. While the third also includes a built-in wardrobe. The family bathroom has been stylishly refitted with p-shaped bath with shower over, vanity wash hand basin, and low level WC, finished with tasteful tiling to water-sensitive areas.

Outside:





To the front of the property is a neat garden and driveway, providing ample off-street parking. The landscaped rear garden is private and inviting, with a paved patio ideal for outdoor entertaining, a well-maintained lawn, and a range of established planting. The rear extension ensures that this outside space feels integrated with the living accommodation - perfect for summer evenings and family time.



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: 1556 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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