



Grasmere Way
Leighton Buzzard, LU7 2QJ

Price £315,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this well-presented two bedroom terraced home, ideally situated in the sought-after area of Linslade—within walking distance of the mainline train station, local schools and open countryside. With bright, well-proportioned accommodation, a landscaped garden, and a garage in a nearby block, this charming home makes an excellent first-time purchase or buy-to-let investment. Accommodation comprises: Entrance porch, lounge, refitted kitchen/diner, two bedrooms, family bathroom and a garage located nearby with parking for one car. Viewing is highly recommended.

Location:

Grasmere Way remains a popular residential area in desirable Linslade, and boasts a range of family homes as well as some apartment blocks. 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 first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.





Ground Floor:

Upon entering the property, a welcoming entrance porch sets the tone for this well-maintained home, it makes a perfect space for coats and shoes. To the front of the property sits the spacious lounge, a bright and airy room with a pleasant outlook over the front garden. The layout provides ample space for a range of furniture to suit all needs. A further door leads to the stylish kitchen which is fitted with a range of wall and base level units, complemented by roll-edged work surfaces. There is space for essential appliances including a fridge freezer, cooker and washing machine. The dining room overlooks the pretty rear garden and is well proportioned for a range of furniture.

First Floor:

The landing offers access to two generous bedrooms and the family bathroom. The master bedroom, positioned at the front, is a generous size for a range of furniture and includes a built-in wardrobe which is perfect for storage. The second bedroom sits to the rear with views over the garden. This would make an excellent study if required and a built in wardrobe completes the space nicely. The family bathroom is fitted with a three-piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over. An airing cupboard and loft access complete the first floor layout.

Outside:

To the front is a mixture of mature borders with stone steps leading to the front door, the remainder is laid to lawn. To the rear is not overlooked, private landscaped rear garden with a paved patio area, lawn, and planted borders, all enclosed by fencing with gated access to the rear. The garage is conveniently located nearby to the property and includes parking in front—perfect for residents or guests.



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: 719 ft² (excluding garage)

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