



POA
41A Wing Road, Leighton Buzzard, LU7 2NG



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NEWLY BUILT! - SHORT WALK TO STATION & TOWN CENTRE - ENSUITE - PARKING - Quarters are delighted to offer for sale newly built three bedroom detached home located in the highly sought after area of Linslade, walking distance to the mainline train station and catchment area for popular schooling. The property has been finish to a high standard and offers generous accommodation comprising: Entrance hallway, cloakroom/WC, lounge, 18ft kitchen/breakfast room with fitted appliances, 18ft dining/family room, three bedrooms (master with ensuite), and a family bathroom. Additional benefits include double glazing, gas heating, gardens, parking for 2 cars and planning permission for a detached garage (application no CB/10/01418). Viewing is highly recommended.

Entrance Hallway:

Enter via double glazed door. Stairs to first floor. Doors to lounge, kitchen/breakfast room and cloakroom/WC.

Cloakroom/WC:

Double glazed window to side aspect. Single panel radiator. White suite comprising 1 WC and wash hand basin with tiled splash backs. Fitted storage units.

Lounge: 16'4 (max) x 12'4 (4.98m (max) x 3.76m)

Double glazed bay windows to front aspect. Double glazed window to side aspect. Double panel radiator. Television point. Telephone point.

Kitchen/Breakfast Room: 18'9 (max) x 9'0 (5.72m (max) x 2.74m)

Double glazed window to rear aspect. Double panel radiator. Newly fitted kitchen comprising Franke stainless steel one and a half bowl sink with mixer tap and cupboard under. Further range of base and wall level units with roll edge work surface over and pull out corner storage trays. Branded integrated stainless steel oven and four ring gas hob with filter hood over. Further branded integrated dishwasher, washing machine and fridge freezer. LED recessed lighting. Television point. Splash backs. Cupboard housing boiler. Open to:

Dining/Family Room: 18'5 x 9'6 (5.61m x 2.90m)

Double glazed doors to garden. Double glazed window to rear aspect. Television point.

Landing:

Access to loft with fold down steps. Double glazed window to side aspect. Built in cupboard. Doors to all bedrooms and family bathroom.

Master Bedroom: 15'3 x 10'11(narrow to 7'8) (4.65m x 3.33m (narrow to 2.34m)

Double glazed windows to dual aspects. Double panel radiator. Telephone point. Television point. Door to:

Ensuite:

White suite comprising WC, wash hand basin and shower cubicle. Tiling to water sensitive areas. Heated towel rail. Extractor fan. Electric shaver point. Fitted storage units.

Bedroom Two: 10'11 x 10'1 (max) (3.33m x 3.07m (max))

Double glazed bay window to front aspect. Double panel radiator. Television point.

Bedroom Three: 9'10 x 7'6 (3.00m x 2.29m)

Double glazed window to front aspect. Double panel radiator. Television point.

Family Bathroom:

Double glazed window to rear aspect. Fitted suite comprising WC, vanity wash hand basin and panel bath with shower attachment and Roman glass shower screen. LED recessed lighting. Tiling to water sensitive areas. Heated towel rail. Extractor fan. Electric shaver point. Fitted storage units.

Front:

Gated access with path to front door. Front garden to be laid to lawn with gated access to rear and picket fence borders..

Rear:

Paved patio areas, reminder to be laid to lawn with raised flowerbeds. To the side is an enclosed storage area with outside tap.

Parking:

Parking for 2 cars. There is planning permission for a detached single garage.

Note:

As this is a new build property the owner requires a holding deposit to remove the property from the market.

Measurements and floor plans are approximate and for guidance only, any prospective buyer wishing to proceed with a purchase of the property 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. 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.



Total area: approx. 101.8 sq. metres (1095.6 sq. feet)



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