



Guide price £600,000  
33 Lime Grove, Linslade, LU7 2SU



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\*\*\*VIEWING WEEKEND 15th & 16TH FEBRUARY BY APPOINTMENT ONLY\*\*\*

Quarters are delighted to offer for sale this extended four bedroom detached family home located in the highly sought after area of Linslade and situated within this popular close which is just a short walk to the mainline Train Station. The property is presented to the market in good order and provides spacious accommodation comprising: Entrance hallway, lounge, dining room, kitchen, utility lobby, cloakroom/WC, family room/guest bedroom, four bedrooms (bedroom two with en-suite WC) and a refitted family bathroom. Additional benefits include bonus loft rooms, double glazing, gas heating, garden and driveway parking. Viewing is highly recommended to appreciate the space and setting this property has to offer.

## **Entrance Hallway:**

Enter via double glazed door. Double panel radiator. Wood effect flooring. Door to:

## **Lounge: 19'4 x 11'7 (5.89m x 3.53m)**

Double glazed window to front aspect. Double panel radiator. Feature fire place. Wood effect flooring. Television point. Doors to family room and dining room.

## **Dining Room: 11'8 x 11'0 (3.56m x 3.35m)**

Double glazed door to garden. Double panel radiator. Wood effect flooring. Archway to:

## **Kitchen: 12'8 x 7'4 (3.86m x 2.24m)**

Double glazed window to rear aspect. Refitted kitchen comprising stainless steel sink with cupboard under. Further range of base and wall level units with roll edge work surface over. Integrated double oven and hob. Tiling to water sensitive areas. Door to stairs. Door to:

## **Utility Lobby: 22'5 x 4'3 (6.83m x 1.30m)**

Double glazed doors to front and rear. Double glazed window to side aspect. Fitted storage. Space for washing machine, dryer and fridge freezer. Ceramic tiled floor. Door to:

## **WC:**

Double glazed window to side aspect. Single panel radiator. Fitted suite comprising low level WC and vanity wash hand basin. Ceramic tiled floor. Tiling to water sensitive areas.

## **Family Room/Guest Bedroom: 12'8 x 12'5 (3.86m x 3.78m)**

Double glazed window to side aspect. Double panel radiator. Door to stairs. Door to:

## **Ensuite Shower Room: 9'0 x 8'3 (2.74m x 2.51m)**

Double glazed window to side aspect. Chrome heated towel rail. Suite comprising low level WC, pedestal wash hand basin and double shower cubicle. Ceramic tiled floor. Tiling to water sensitive areas. There are no building regs for this room. Please see notes on the store room.

## **First Floor:**

### **Landing:**

Double glazed window to side aspect. Doors to all first floor rooms. Stairs to loft rooms.

### **Master Bedroom: 12'10 x 11'8 (3.91m x 3.56m)**

Double glazed window to front aspect. Single panel radiator. Fitted wardrobes.

### **Bedroom Two: 12'10 x 10'8 (3.91m x 3.25m)**

Double glazed window to rear aspect. Single panel radiator. Door to:

### **Ensuite WC:**

Suite comprising low level WC and vanity wash hand basin with tiled splash backs.

### **Bedroom Three: 12'1 x 10'2 (3.68m x 3.10m)**

Double glazed window to rear aspect. Single panel radiator. Fitted wardrobes.

### **Bedroom Four: 9'8 x 8'4 (2.95m x 2.54m)**

Double glazed window to side aspect. Single radiator.

### **Family Bathroom: 8'7 x 7'6 (2.62m x 2.29m)**

Double glazed window to rear aspect. Chrome heated towel. Refitted suite comprising low level WC, vanity wash hand basin, panel bath and walk in shower cubicle.

## **Loft Rooms:**

Accessed via stairs from the landing. Not formally converted but have been used as hobby rooms with power and lighting. Double glazed window to side aspect. Rooms measure 16'7 x 11'2 (max) and 11'2 (max) x 7'9 with limited head height in places.

## **Outside:**

### **Store Room:**

Remaining section of Garage accessed via an up and over door. The garage has been part converted to incorporate a shower room off the family room. Building regulation approval has not been obtained. This has been left as the new owners may decide to reinstate this to a garage.

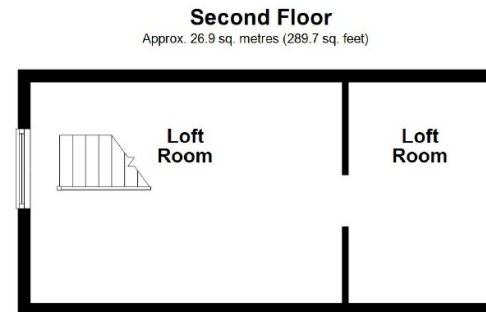
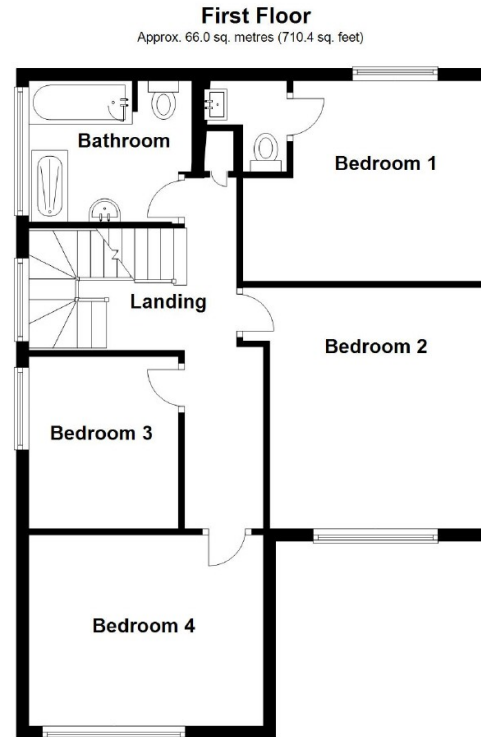
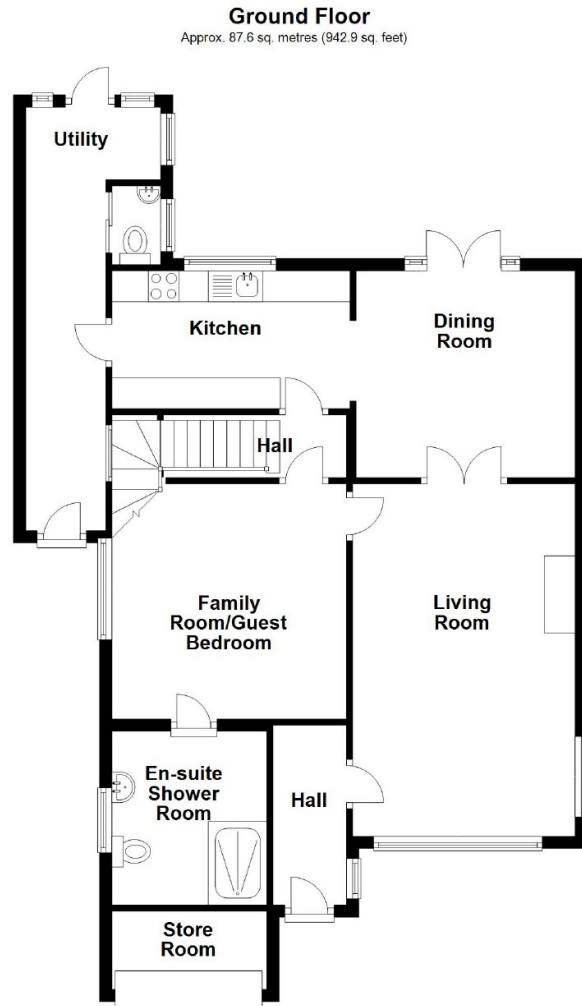
### **Front:**

Block paved driveway for three cars. Raised flowerbeds.

### **Rear:**

Paved patio area, remainder laid to lawn with raised flower beds. Timber shed. Further storage to the side of the property.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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.



Total area: approx. 180.5 sq. metres (1943.0 sq. feet)



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
**T:** 01525 853733 **E:** [info@quartersestateagents.co.uk](mailto:info@quartersestateagents.co.uk)  
[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)

