



Guide price £950,000
45 Stoke Road, Linslade, LU7 2SW



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VIEWINGS START SATURDAY 7TH NOVEMBER

Quarters are delighted to offer for sale this substantial Edwardian detached family home located on this prestigious road in the sought after area of Linlade and just a short walk from the mainline Train Station. This exceptional family home provides a wealth of period features and has spacious accommodation comprising: Entrance hallway, sitting room, dining room, family room, refitted kitchen/dining room, utility room, study, conservatory, four double bedrooms (master with en-suite) and a family bathroom. Externally there is a gated carriage driveway, beautiful well maintained gardens with gardeners WC and a garage. Viewing is recommended to appreciate the character and charm this stunning home has to offer.

Location:

The market town of Leighton Buzzard, set in its late Georgian High Street, provides a variety of traditional family owned local shops together with the twice weekly market. The local leisure centre at Tiddenfoot provides two swimming pools, fitness/health complex, outdoor and indoor sports courts as well as an indoor sports arena. The mainline railway station provides services to London Euston with trains to the capital in 30 minutes.

Ground Floor:

An impressive entrance hallway where you immediately appreciate the character this property has to offer with high ceilings, oak flooring and hardwood front door with feature stained glass windows. From the hallway you can access the three main reception rooms which boast feature cornice, feature ceiling medallions, fireplaces and large windows as well as the large luxury refitted kitchen/dining room. Through the kitchen you can access the conservatory with antico flooring that overlooks the mature and well maintained gardens. Off the lobby you can access the study which could also be used as an additional bedroom with the adjacent utility having the potential of being converted into an en-suite.

First Floor:

Stairs rising from the first floor with beautiful dark wood balustrades opening onto a spacious landing with high ceilings, feature cornice and lighting medallions. Access from the landing is provided to

all four double bedrooms and family bathroom. Two of the bedrooms benefit from feature fireplaces. The master suite has bespoke fitted wardrobes and a generous en-suite bathroom.

Outside:

Front:

The property is accessed via two sets of double gates to a large block paved driveway for four cars. Once entering the driveway you are immediately greeted by the beautiful property which has mature herbaceous borders. There is gated access to the rear garden and a single garage with pitched roof.

Rear:

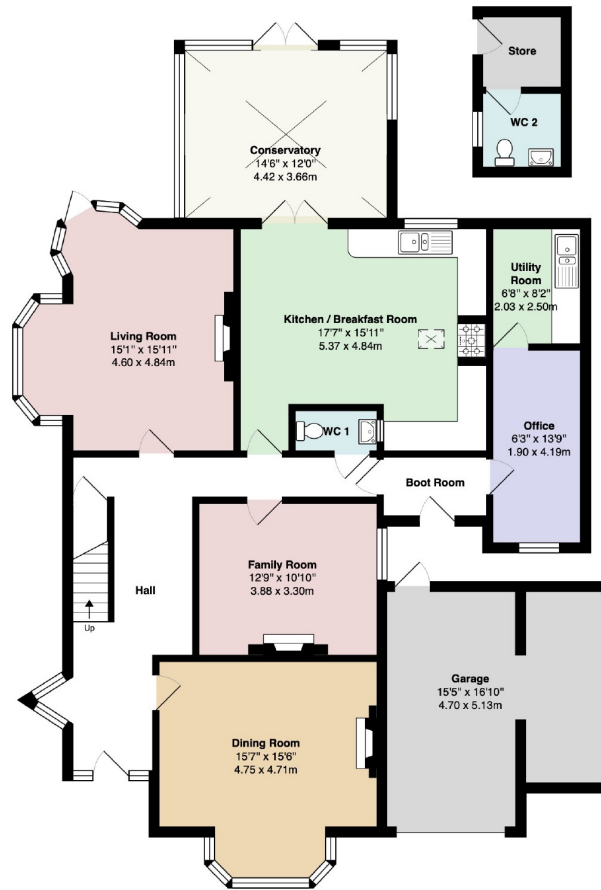
A secluded westerly facing garden mainly laid to lawn with mature trees and shrubs. The conservatory leads out to the main lawn and hardwood decked area. There is a gardener's WC, 20ft x 8ft timber shed with power and further seating area. Furthermore there is outside lighting and power points.

Garage:

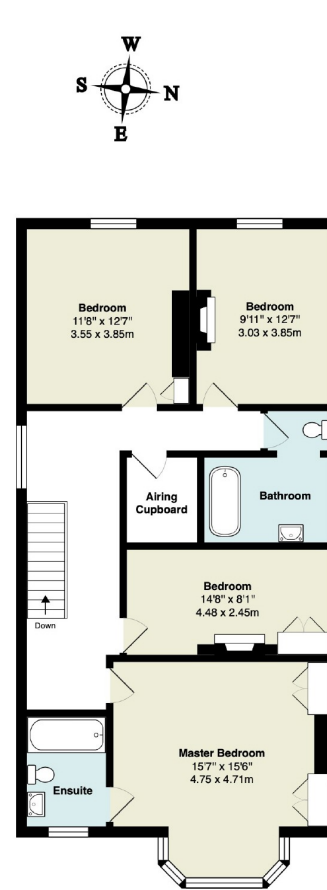
The garage is accessed via and up and over door with power and lighting. Storage is provided within the roof void. There is a courtesy door to the rear.

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.



Ground Floor



First Floor

Total Area: 2450 ft² ... 227.6 m² (excluding wc 2, store, garage)

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