



Ledburn Grove
, Leighton Buzzard, LU7 2WE

Price £280,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this two bedroom bungalow located in the highly sought after area of Linslade which is within walking distance to the mainline Train Station and within catchment area of popular schooling. The property is presented to the market in excellent decorative order with accommodation comprising: lounge/dining room, kitchen, conservatory, two bedrooms and a refitted bathroom. Additional benefits include double glazed windows, gas heating, garden and parking for five cars, with potential to extend (STPP). Viewing is highly recommended.

Location:

Ledburn Grove is located on the outskirts of ever popular Linslade, with the mainline train station just a few minutes walk from the property providing 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Layout:

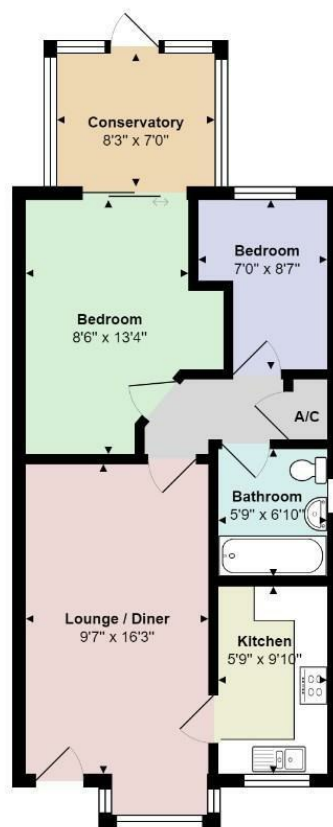
Enter via the front door into the lounge which is a good size for a range of furniture. The kitchen is off the lounge and comprises of wall and base line units with an integrated oven. There is additional space for various white goods to suit all needs. A door leads into the hallway which provides doors to the two bedrooms, main bathroom and airing cupboard which houses the boiler. The master bedroom, enjoys views of the rear garden through the conservatory, a range of furniture can easily be put in to suits all needs. Through the UPVC patio doors is the conservatory which gives panoramic views of the rear garden. The current owners use this space as a study and it provides access to the rear garden. A further bedroom is to the rear and would make an excellent single bedroom. The family bathroom completes the space and comprises of a low level WC, vanity hand wash basin and bath with panel over.

Outside:

To the front is a paved path leading to the front door. The rear garden is mostly laid to lawn with a generous paved patio area which is perfect for summer entertaining. A stoned nook to the side makes a great bbq area. A gate leads through to the generous parking area to the side. There is parking for up to five cars with potential to extend the property if desired. STPP!

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: 551 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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