



**Camberton Road, Linslade, Leighton Buzzard, LU7 2UP**

**welcome to**

## **Camberton Road, Linslade, Leighton Buzzard**

An amazing home situated in one of LINSLADE'S most popular locations boasting excellent local SCHOOLS and TRANSPORT LINKS including direct links into London. With great living accommodation this home is ideal for a growing family or for entertaining and is a must see!

### **Entrance Porch**

Double-glazed door to the side and double-glazed windows to the front and side. Door to the entrance hall.

### **Entrance Hall**

Door from the entrance porch, stairs to the first floor and under stairs storage. Doors to the lounge, kitchen/diner, bathroom and WC.

### **Bathroom**

Partially tiled with a wash hand basin and bath. Radiator and single-glazed obscured window with secondary glazing to the side.

### **Wc**

Partially tiled with a wall mounted wash hand basin and low-level WC. Radiator and double-glazed window to the side.

### **Lounge**

TV point, radiator and double-glazed window to the front.

### **Kitchen/Diner**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, fitted chimney style extractor fan and space for a cooker. Space for a dishwasher and a fridge/freezer. Space for a dining table and chairs. Radiator and double-glazed window to the rear. Double-glazed door to the side and double-glazed Patio doors to the conservatory. Door to the utility room.

### **Utility Room**

Doors to the front and rear plus space for a washing machine.

### **Conservatory**

Brick and Upvc construction with double-glazed windows to the rear and side, light and power. Double-glazed door leading out to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor, loft access and double-glazed window to the side. Doors to all bedrooms.

#### **Bedroom One**

Radiator and double-glazed window to the front.

#### **Bedroom Two**

Radiator and double-glazed window to the rear.

#### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Outside**

#### **Garage**

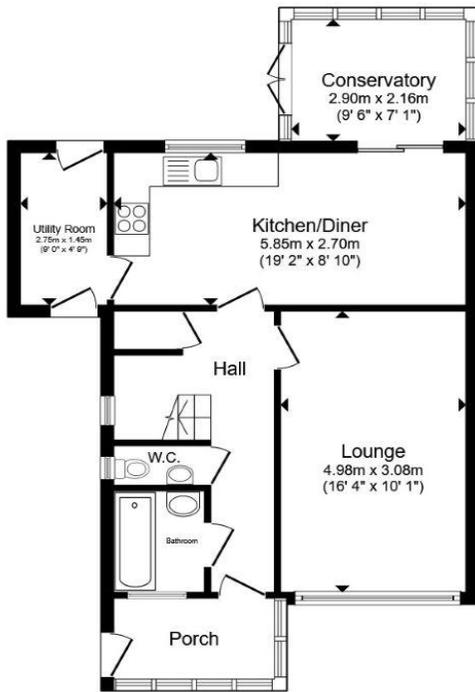
Garage in a block.

#### **Front Garden**

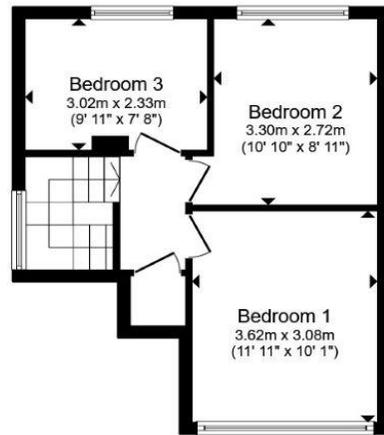
Enclosed by panel and picket fencing the front garden is mainly laid to lawn with shrub borders and a path leading to the front door.

#### **Rear Garden**

Enclosed by fencing the garden is mainly laid to lawn with shrubs.



**Ground Floor**



**First Floor**

Total floor area 96.0 m<sup>2</sup> (1,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Camberton Road,**  
**Linslade, Leighton Buzzard**

- AMAZING LOCATION
- EXCELLENT LOCAL SCHOOLS AND TRANSPORT LINKS
- KITCHEN/DINER
- GARAGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£400,000**



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Property Ref:  
LBZ109623 - 0002

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