



Wyngates

Linslade Leighton Buzzard, LU7 2LE

Guide Price £300,000



QUARTERS  
YOUR NEXT MOVE



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We are delighted to offer for sale with no upper chain this well presented two bedroom mid terrace property, ideally situated in Linslade which offers local shops, popular schools, amenities and the Mainline Train Station within walking distance. The property is situated within a no through road, and offers bright and spacious accommodation comprising: Entrance porch, lounge, kitchen/dining room, conservatory, two bedrooms and a bathroom. Additional benefits include double glazing, gas central heating, off road parking and landscaped rear garden. Viewing is highly recommended.

## Location:

This property is situated in a set back position on Wyngates, 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.







### Ground Floor:

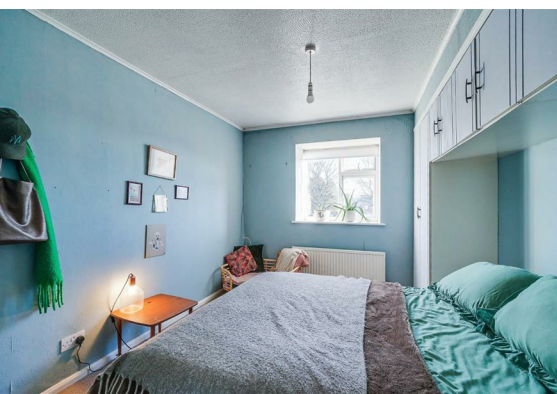
On entering the property, you are welcomed into a practical entrance porch with a door opening into the lounge. The lounge is a light and airy reception space featuring a large front facing window which draws in natural light and creates a comfortable living environment capable of accommodating a variety of furniture arrangements. There are also stairs leading to the first floor. To the rear of the property lies the kitchen/dining room, fitted with a range of units and work surfaces with space for essential appliances. This room provides ample space for a dining table. Off the kitchen is a conservatory which provides a versatile addition to the ground floor accommodation - ideal as a casual family space or dining area - and overlooks the rear garden through windows and patio doors, offering a pleasant garden outlook.

### First Floor:

Upstairs, the landing gives access to two bedrooms and the family bathroom. The master bedroom is a spacious double with a front aspect, while the second bedroom also offers comfortable proportions along with a fitted storage cupboard. The family bathroom is fitted with a three piece suite comprising a WC, wash hand basin and bath with shower over, finished with a partly tiled surround.

### Outside:

To the front of the property is a lawned garden and a driveway providing off-road parking for up to two vehicles, a highly desirable feature for properties in this locality. The rear garden is laid predominantly to lawn with a paved patio area — a perfect setting for outdoor seating and summer entertaining. Mature shrubbery and fencing to the boundaries create an enclosed and private outdoor space.



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: 773 ft<sup>2</sup>

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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