



**Grasmere Way, Linslade, Leighton Buzzard, LU7 2QH**

**welcome to**

## **Grasmere Way, Linslade, Leighton Buzzard**

A spacious four-bedroom detached family home offering a large lounge/diner, conservatory and four double bedrooms. benefits include parking for multiple vehicles, excellent location close to the mainline train station, schools and local amenities.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the lounge and cloakroom.

### **Cloakroom**

Wall mounted wash hand basin with storage under, low-level WC and double-glazed obscured window to the front.

### **Lounge**

Radiator and double-glazed window to the front. Double-glazed window and Patio doors leading into the conservatory.

### **Conservatory**

Built of Upvc with double-glazed windows to the rear and sides, under floor heating and radiator. Double-glazed doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with shower head tap, electric oven and electric hob with extractor fan over. Space for a washing machine, dishwasher and a fridge/freezer. Radiator and double-glazed window to the side. Double-glazed door to the side.

### **First Floor Landing**

Stairs from the ground floor and doors to all bedrooms and the family bathroom.

### **Bedroom One**

Radiator and double-glazed window to the front.

### **Bedroom Two**

Radiator and double-glazed window to the front.

### **Bedroom Three**

Radiator and double-glazed window to the rear.

### **Bedroom Four**

Radiator and double-glazed window to the rear.

### **Bathroom**

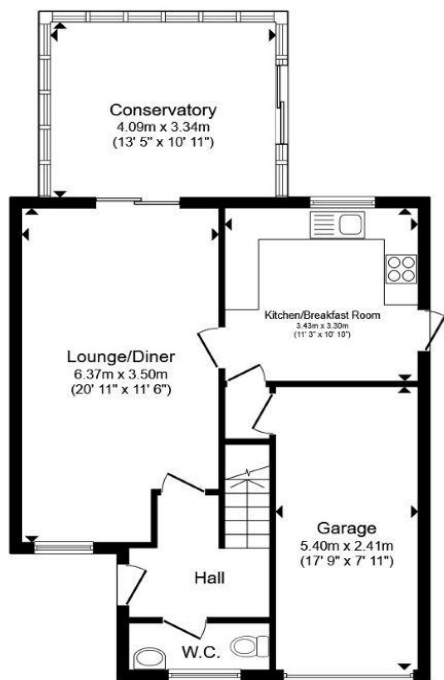
Pedestal wash hand basin with mixer tap, low-level WC and a bath with a shower over. Double-glazed obscured window to the rear.

### **Outside**

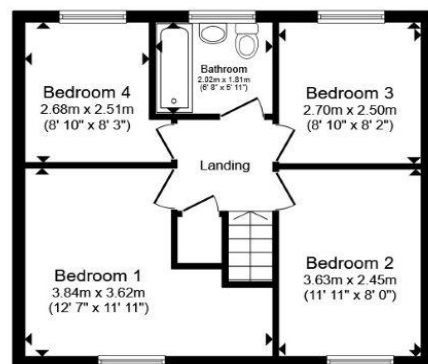
#### **Rear Garden**

Enclosed by fencing with gated side access, the garden is mainly laid to lawn with a patio area.





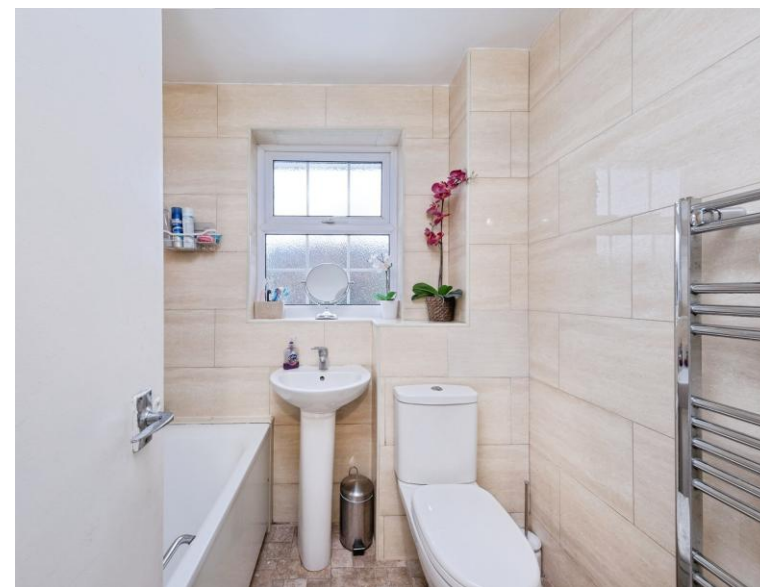
**Ground Floor**



**First Floor**

Total floor area 116.2 m<sup>2</sup> (1,251 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**  
**Grasmere Way,**  
**Linslade, Leighton Buzzard**

- PROXIMITY TO MAINLINE TRAIN STATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- OFF STREET PARKING & INTEGRAL GARAGE

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

**£550,000**



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