



**Bideford Green, Linslade, Leighton Buzzard, LU7 2TL**

**welcome to**

## **Bideford Green, Linslade, Leighton Buzzard**

Extended, four-bedroom, detached home set on a mature corner plot, featuring a spacious lounge, dining room, modern kitchen/diner, master ensuite, integral garage and driveway parking. Positioned in the heart of Bideford Green with great commuting routes and local amenities.

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Door to the lounge.

### **Lounge**

15' 11" x 12' 9" ( 4.85m x 3.89m )

Under stairs storage, radiator and double-glazed window to the front. Leads to the dining room.

### **Dining Room**

15' 10" x 7' 9" ( 4.83m x 2.36m )

Space for a dining table and chairs. Double-glazed Patio doors leading out to the garden.

### **Kitchen**

12' 11" x 11' 5" ( 3.94m x 3.48m )

Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap, electric oven, microwave and a gas hob with extractor fan over. Integrated washing machine, tumble dryer and fridge/freezer. Breakfast bar and space for a dining table and chairs. Radiator and double-glazed windows to the rear and side. Double-glazed door leading out to the garden.

### **Cloakroom**

Fitted with a wall mounted sink with separate taps and a low-level WC. Radiator and double-glazed obscured window to the side.

### **First Floor Landing**

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

### **Bedroom One**

12' 7" x 12' 4" ( 3.84m x 3.76m )

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **En-Suite**

Partially tiled with pedestal wash hand basin, low-level WC and a shower cubicle. Heated towel rail and double-glazed window to the rear.

### **Bedroom Two**

12' 1" x 9' 8" ( 3.68m x 2.95m )

Radiator and double-glazed window to the front.

### **Bedroom Three**

11' 8" x 9' 8" ( 3.56m x 2.95m )

Radiator and double-glazed window to the rear.

### **Bedroom Four**

8' 9" x 5' 11" ( 2.67m x 1.80m )

Base unit used as desk space, radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Storage cupboard and double-glazed obscured window to the rear.

### **Outside Front Garden**

Large flower bed planted with mature flowers and shrubs. A block paved driveway providing off-road parking.

### **Rear Garden**

Wrap-around garden enclosed by hedging and accessed via a pathway from the front. A small, paved patio area and a paved area with a raised bed and a greenhouse. A mix of mature plants and trees and a small grass area with planting beds to the side.

### **Garage**

A larger than average single garage with up & over door and a driveway in front providing off-road parking.



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.focalagent.com](http://www.focalagent.com)



welcome to  
**Bideford Green,  
Linslade, Leighton Buzzard**

- NO ONWARD CHAIN
- EXTENDED FAMILY HOME
- MATURE CORNER GARDEN
- DRIVEWAY PARKING
- INTEGRAL GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£487,000**



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