



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 en-suite, 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



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



view this property online [brownandmerry.co.uk/Property/LBZ109275](https://www.brownandmerry.co.uk/Property/LBZ109275)



Property Ref:
LBZ109275 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)