



Grasmere Way  
Leighton Buzzard, LU7  
Price £350,000



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# Grasmere Way, Leighton Buzzard, LU7 2QB

Offered for sale with no upper chain is this two bedroom link-detached bungalow located in this quiet cul-de-sac in the highly sought after area of Linslade. The property is situated within walking distance of the Mainline Train Station and provides generous accommodation comprising: Entrance hall, lounge, kitchen, dining room, two bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, southerly facing rear garden, garage and driveway parking. Viewing is highly recommended.

## Location:

Grasmere Way remains a popular residential area in desirable Linslade, and boasts a range of family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.

## Layout:

Enter into the hallway, which connects to the lounge, bedrooms and family bathroom, plus there is built-in storage and access to the loft. The lounge is a well proportioned room with double glazed sliding doors providing views of the rear garden. There is room for a variety of furniture. A doors opens to the kitchen and there is an opening to the dining room. The kitchen has been fitted with a range of wall and base level units with roll edged work surface over. There are spaces for a fridge freezer and cooker with hood over, plus an integrated dishwasher. A rear extension has been utilised to provide a separate dining room, which has ample space for a family sized table, and there are double glazed French doors opening into the garden. The two generous bedrooms face the front

aspect. The master bedroom includes fitted wardrobes plus a built-in airing cupboard, whilst bedroom two allows plenty of room for a variety of bedroom furniture. The family bathroom has been fitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, and is finished with tiling to floor and walls.

## Outside:

The property enjoyed a front garden laid to lawn, with an array of shrubbery. A generous block paved driveway extends to the side of the property, leading to the front door and garage. The rear garden is a tranquil spot which enjoys sunlight throughout the day, benefiting largely from its southerly aspect. The garden has been landscaped to provide paved patio areas and a pond with a raised rockery to one corner. There is space used for a generous timber shed to one corner, and a courtesy door opens to the garage. The garage can also be access via an up and over door from the driveway, and has been supplied with power and lighting.

## Floor Plan

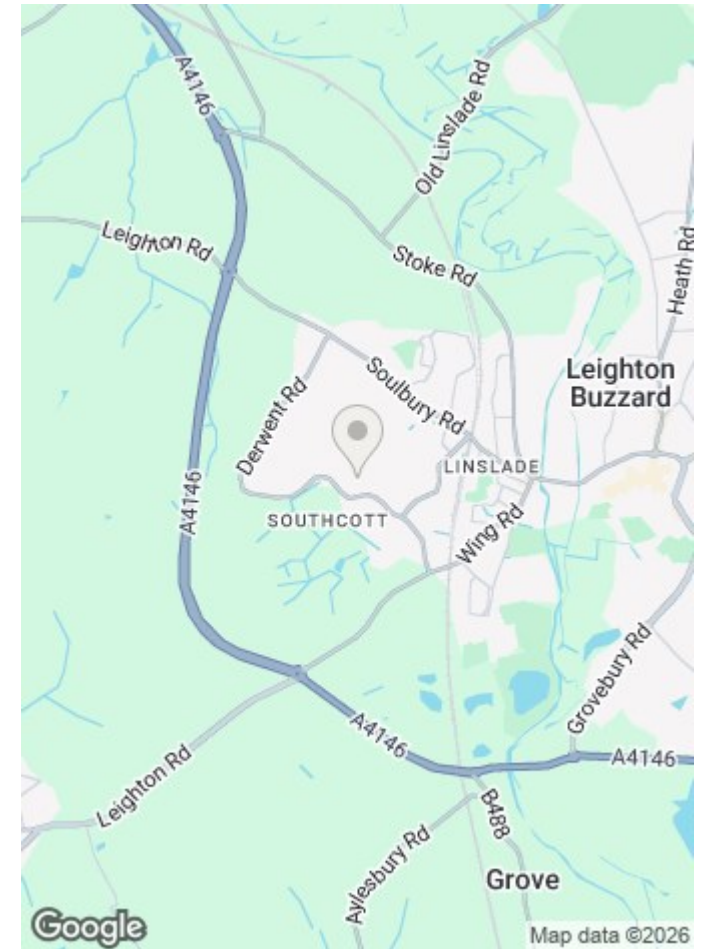


Ground Floor

Total Area: 761 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Map



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