M&M Properties
SALES & LETTINGS
Est. 1986

Southcourt Road, Linslade

£550,000

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- **Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid**
- **Limitless Potential to Improve & Extend**
- **Three Bedroom Detached Family Home**
- **Commute into London Euston in Under 40 Minutes!**
- **Extension at Rear of Property For Double Aspect Sun Room**
- **Within Excellent School Catchments For All Ages**
- **Driveway, Garage & Car Port**
- **Generous Sized Garden Plot**
- **Prime Location in Linslade of Southcourt Road**
- **Very Short Walk Into Town Centre & High Street**

Positioned along the ever popular Southcourt Road in Linslade, this extended detached home combines an enviable setting with outstanding potential. Offered to the market with a true blank canvas it provides the perfect opportunity for buyers seeking a property they can truly make their own.

With generous proportions throughout and plenty of scope to enhance or reconfigure, this property offers an exciting opportunity to create a bespoke family home in one of Linslade's most desirable locations. Dating back to the mid-1960's and lovingly owned by the same family since then, the home now awaits its next chapter, ready for new owners to place their own stamp and realise its full potential.

The property boasts just over 1,500 square feet (including the garage) with spacious rooms throughout, and the accommodation split over two floors to also include a generous loft space for storage.

To the ground floor there is an entrance hallway with a downstairs WC and door leading directly through to the kitchen/diner at the back. From here there is access into the main three reception areas which are the sitting room, dining room and at the back an extended, naturally light sun room with double aspect views out onto the west facing garden.

Rising up to the first floor landing there are three well proportioned double bedrooms two of which have fitted wardrobes, aswell as a family bathroom, separate WC, airing cupboard and loft hatch.

At the front the property is set back from the road behind a charming walled frontage with a gated entrance leading onto a block-paved driveway, providing ample off-road parking and access to the integral garage. The front garden is attractively arranged with a neat lawn, established shrubs, and flowering borders that add colour and privacy, creating a welcoming first impression that complements the home's traditional façade.

To the rear is a generous west facing garden that enjoys plenty of natural sunshine and comes well maintained and mature featuring mainly of a central lawn section surrounded by decorative borders, feature trees, flowers and greenery. There is a paved patio seating area directly off the back of the house, aswell as a pathway leading to a shingle section at the foot of the garden which comes with a storage shed.

To the front of the property there is a driveway for two to three vehicles. There is also a Garage attached with up and over door, power and light connections which can be used for storage or for a further vehicle if required.

There is scope for conversion of the Garage into additional accommodation, subject to any planning consents. To the side of the house there is also a car port to park another vehicle, which also has a gate leading to the rear garden.

The property has mains water, sewerage and drainage connected.

Heating is by way of mains gas to radiator powered by a gas boiler.

There is mains electricity connected.

Council Tax Band E

More about the Location.....

The sought-after Southcourt Road forms part of one of the town's most established and desirable residential pockets, developed mainly throughout the 20th century as Linslade expanded from its historic village core.

The surrounding area retains much of its traditional character, with tree-lined streets, period homes, and close links to the nearby Southcott hamlet, known for its rural heritage and sense of community.

Linslade, situated on the outskirts of Leighton Buzzard, straddles the borders of Buckinghamshire and Hertfordshire. Once part of Buckinghamshire, it became part of Bedfordshire following boundary changes in 1965.

The residential fabric of Linslade is diverse, catering to various lifestyles. From cosy apartments to expansive family homes, there's a housing option for everyone. The area boasts an abundance of green spaces, such as the serene Mentmore Memorial Park, and the inviting Linslade Woods, offering residents ample opportunities for outdoor recreation.

Linslade is renowned for its esteemed educational institutions. Lower schools like Linslade Lower, Greenleas, and Southcott Lower lay a strong foundation for young learners, while Leighton Middle School and Cedars Upper School offer comprehensive secondary education, ensuring a well-rounded academic experience for families in the area.

One of Linslade's main draws is its excellent transportation network. The mainline railway station provides swift connections to London Euston in under 35 minutes, while easy access to commuter roads like the A5, A421, A4146, and the M1 facilitates convenient travel.

Furthermore, Linslade boasts a vibrant array of local amenities, including charming cafes, delectable restaurants, convenient newsagents, and inviting coffee shops. This blend of modern convenience and small-town charm makes Linslade an idyllic and highly coveted place to call home.

Floor Plan

Approximate Gross Internal Area
Ground Floor = 66.0 sq m / 710 sq ft
First Floor = 58.3 sq m / 627 sq ft
Garage = 15.4 sq m / 166 sq ft
Total = 139.7 sq m / 1,503 sq ft
(Excluding Car Port)

Ground Floor **First Floor**

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/ - 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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