



## Mentmore Gardens

Linslade Leighton Buzzard, LU7 2LT

Offers In Excess Of £550,000



QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this four bedroom detached family home located in this popular cul-de-sac which is located a few minutes walk from the mainline Train Station and within catchment area of sought after schooling. The property is presented to the market in excellent decorative order with bright and spacious accommodation comprising: Entrance hallway, cloakroom/WC, living room, kitchen, dining room, four bedrooms (master with en suite) and a refitted family bathroom. Additional benefits include double glazing, gas heating, garden, garage and driveway parking. Viewing is highly recommended to appreciate the finish and setting of this property.

### Location:

Mentmore Gardens is among the most popular residential roads in Linslade, and boasts a range of well proportioned family homes within a quiet setting, with nearby parkland and walks. 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 people looking for a long term family home. 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.





### Ground Floor:

The ground floor is centred around a welcoming entrance hall which provides access to the living room and first floor via the stairs. A bright and comfortable living room offers an ideal space for relaxing and entertaining with an inglenook fireplace centrally located, whilst the adjoining dining area creates a sociable environment for family meals and gatherings. A door leads to the rear garden. The kitchen is fitted with a range of storage and work surfaces with space for everyday appliances, a utility room is off the kitchen and a range of white goods can easily be arranged. Additional ground floor accommodation includes a useful cloakroom with an inner hallway providing space for coats.

### First Floor:

To the first floor the property offers well balanced bedroom accommodation, including a generous master bedroom with an ensuite shower room. All bedrooms are a generous size and can accommodate a range of furniture to suit all needs. The family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

### Outside:

Outside, the property benefits from a private rear garden which is low maintenance with patio areas ideal for outdoor entertaining and family use. To the front there is driveway parking leading to an attached garage, providing both convenience and additional storage.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 1481 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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