



Camberton Road, Linslade, Leighton Buzzard, LU7 2UW

welcome to

Camberton Road, Linslade, Leighton Buzzard

Located on the sought-after Camberton Road, this three-bedroom DETACHED home offers excellent family living in a brilliant location, Additional features include garden with a rear conservatory, downstairs cloakroom, garage, off-street parking and close to local amenities.

Entrance Porch

Double-glazed door to the side and radiator. Doors to the cloakroom and the dining room.

Cloakroom

Wall mounted wash hand basin, low-level WC and a radiator. Double-glazed obscured window to the front.

Dining Room

Stairs to the first floor, radiator and open under-stairs storage. Double-glazed window to the front. Sliding door to the kitchen and door to the lounge.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with drainer, eye-level electric double oven and microwave plus a gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the front and double-glazed door to the side.

Lounge

Radiator and double-glazed double doors to the conservatory. Double-glazed Patio doors lead out to the garden.

Conservatory

Upvc construction with double-glazed windows to the rear and side, wall mounted radiator and a slated roof with a skylight. Double-glazed doors lead out to the garden.

First Floor Landing

Stairs from the ground floor and 2 storage cupboards. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in storage cupboard, radiator and double-glazed window to the front.

Bedroom Two

Built-in storage cupboard, radiator and double-glazed window to the rear.

Bedroom Three

Built-in storage cupboard, radiator and double-glazed window to the rear.

Bathroom

Fully tiled with a wash hand basin set in a vanity unit, low-level WC and a 'P' shaped bath with a shower over and attached shower screen. Heated towel rail and double-glazed obscured window to the front.

Outside Front Garden

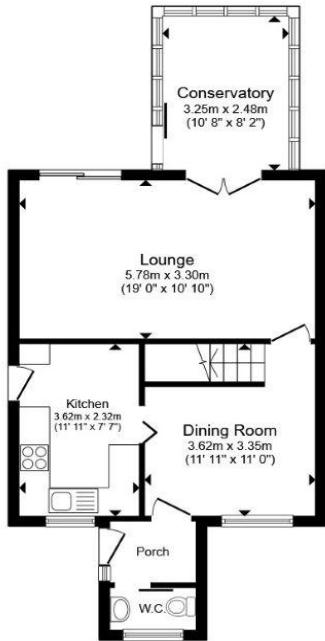
Block paved frontage leading to the garage and providing off-road parking.

Rear Garden

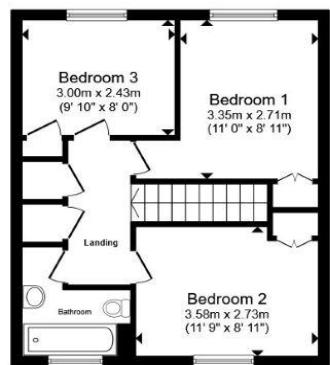
Enclosed by brick wall and fencing the garden is mainly laid with artificial grass with a paved patio area.

Garage

Garage with up & over door and a window to the side.



Ground Floor



First Floor



Garage

Total floor area 109.1 m² (1,175 sq.ft.) approx

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.propertybox.io



welcome to
**Camberton Road,
Linslade, Leighton Buzzard**

- GARAGE
- OFF-STREET PARKING
- CONSERVATORY
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- POTENTIAL TO EXTEND (STPP)

Tenure: Freehold EPC Rating: A

Council Tax Band: D

£475,000



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Property Ref:
LBZ109615 - 0006

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