



Knaves Hill

Linslade Leighton Buzzard, LU7 2SE

Offers In Excess Of £325,000



QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this three bedroom family home, ideally situated within walking distance of the Mainline Train Station, popular local schooling and Linslade Woods. The property offers bright and spacious accommodation comprising: Entrance porch, hallway, lounge, a refitted kitchen/diner, three bedrooms and family bathroom. Additional benefits include double glazing, gas central heating, rear garden and an outbuilding. Viewing is highly recommended.

Location:

Knaves Hill remains a highly sought-after residential area within Linslade, favoured for its convenient position and family-friendly setting. The property is within walking distance of Leighton Buzzard town centre and the mainline train station, providing direct services into London Euston, making it ideal for commuters. The area benefits from a range of well regarded schooling, green spaces, footpaths and play parks, along with easy access to the Grand Union Canal offering scenic walks and waterside amenities. Road links via the A5 and M1 are also readily accessible.

Ground Floor:

Enter via UPVC front door into the entrance porch, which opens into the hall,. There are stairs leading to the first floor and a door to the lounge. The lounge is a bright and spacious room with ample room for a variety of furniture. A door leads through to the refitted kitchen/dining room which has ample space for a family sized dining table and double glazed doors opening to the rear garden. The kitchen has been fitted with a range of wall and base level units and roll edged work surface over, plus there are spaces for appliances. There is also a built in storage larder cupboard adding extra convenience,





First Floor:

The landing includes an airing cupboard and loft access, with doors to the bedrooms and family bathroom. To the front of the property there is a double bedroom with built-in wardrobes and also a single bedroom suitable for a use as a study or nursery. At the rear is a further double bedroom which enjoys pleasant views over the rear garden and linslade woods. The bathroom has been refitted with a three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over, finished nicely with complimentary tiling.

Outside:

To the front the garden is laid mainly to lawn with a path extending to the front door. At the rear the mature garden enjoys a generous lawn with a wealth of mature shrubbery and is enclosed by panel fencing. An outbuilding completes the outside and would make an excellent home office or storage if required. A gate leads to the driveway to the rear.



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: 834 ft² (excluding outbuilding)

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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