



Alwins Field, Linslade, Leighton Buzzard, LU7 2UF

welcome to

Alwins Field, Linslade, Leighton Buzzard

Located in the popular Alwins Field area in LINSLADE, this split-level DETACHED BUNGALOW offers three adaptable bedrooms, a generous living/dining room, separate kitchen, and both a bathroom and cloakroom. Outside includes a private rear garden backing onto playing fields and a garage.

Entrance Hall

Double-glazed door to the front and 2 storage cupboards and a radiator. Doors to the lounge/diner, cloakroom, bathroom and all bedrooms.

Cloakroom

A wall mounted wash hand basin with separate taps and a low-level WC. Radiator and double-glazed obscured window to the front.

Lounge/Diner

'L' shaped - double-glazed window to the side, 2 radiators, space for a dining table and chairs, and double-glazed Patio doors leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven and a gas hob with extractor fan over. Space for a washing machine and an under-counter fridge or freezer. Double-glazed window to the side and a Upvc door to the side.

Bedroom One

Radiator, loft access and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the side.

Bedroom Three

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a wash hand basin set in a vanity unit, a low-level WC with integral flush and a bath with a shower screen and shower over. Heated towel rail, extractor fan and double-glazed obscured window to the side.





Outside Garage

Garage with up & over door, wall mounted units, power and light.

Rear Garden

Enclosed by panel fencing with gated rear access. This is a split-level garden with a patio area. steps up to the lawn area, fruit trees and flower borders. Shed.

Front Garden

Mainly paved providing off-road parking and a gravel area with mature shrub borders.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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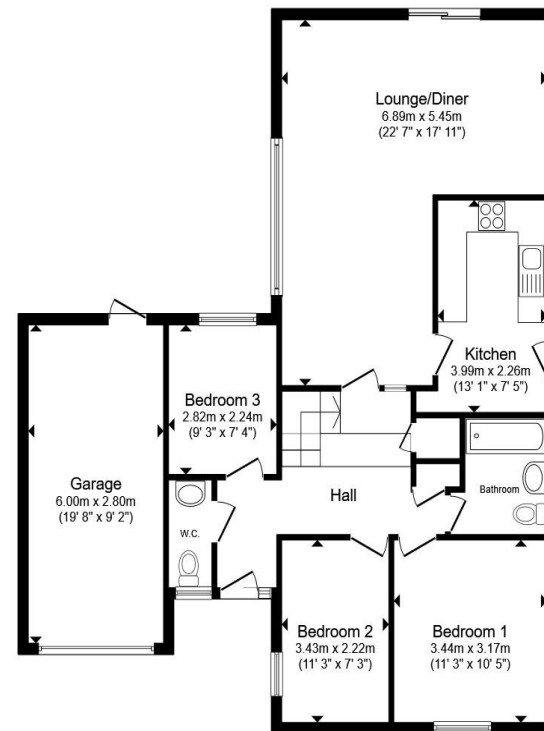
Alwins Field, Linslade, Leighton Buzzard

- SPLIT-LEVEL DETACHED BUNGALOW
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINER
- CLOAKROOM & BATHROOM
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£410,000



Ground Floor

Total floor area 101.5 m² (1,093 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



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Property Ref:
LBZ109531 - 0010

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01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk