



Cleveland Drive

Leighton Buzzard, LU7 2UJ

Offers In Excess Of £475,000



QUARTERS

YOUR NEXT MOVE

# Cleveland Drive

Leighton Buzzard, LU7 2UJ

We are delighted to offer for sale with no upper chain this well presented three bedroom detached family home, situated at the end of a quiet cul-de-sac in desirable Linslade and within walking distance of the mainline station. The property offers spacious and well balanced accommodation with excellent scope for modernisation, including a generous lounge/dining room, additional family room and an integral garage, making it an ideal opportunity for buyers looking to personalise a home in a sought-after location. Viewing is highly recommended to fully appreciate the position, space and potential this property has to offer.

### Location:

Cleveland Drive is a well regarded cul-de-sac within Linslade, favoured for its quiet setting and convenient access to local amenities. The property is within walking distance of Leighton Buzzard mainline station, providing direct links into London Euston, making it particularly attractive for commuters. The town centre is also within easy reach, offering a range of shops, restaurants and everyday conveniences, alongside well regarded schooling and nearby green spaces including the Grand Union Canal.

### Ground Floor:

The property is entered via a porch which opens into the entrance hall, where stairs rise to the first floor with a useful storage cupboard beneath, and doors lead to the principal ground floor accommodation. The kitchen is positioned to the front and fitted with a range of wall and base level units with roll edged work surfaces over, incorporating an integrated oven and hob with space for further appliances. A courtesy door provides internal access to the integral garage, which also benefits from power and lighting. The lounge/dining room is a bright and spacious dual-purpose reception area, offering ample room for both seating and dining arrangements and centred around a fireplace with electric fire. Sliding patio doors open onto a decked patio, creating a natural connection to the rear garden. A further door leads to the family room, which offers additional versatility and enjoys dual aspect views of the garden, with sliding doors opening onto the same decked area, making it an ideal space for relaxing or entertaining.





#### First Floor:

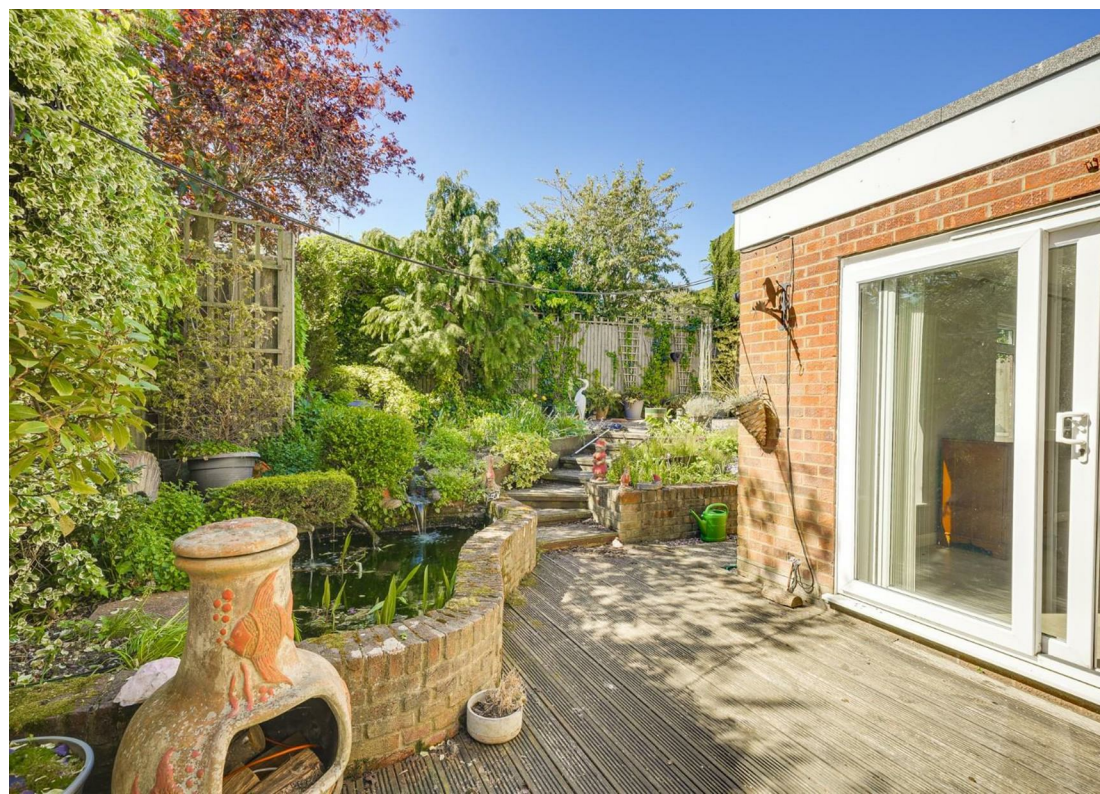
The first floor landing provides access to three bedrooms and the family bathroom, along with an airing cupboard and loft access. Two generous double bedrooms are positioned to the rear, both overlooking the garden and benefitting from fitted wardrobes, while the third bedroom sits to the front and also includes built-in storage. The family bathroom is fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panel bath with shower over, finished with tiling to the walls.

#### Outside:

To the front, the property benefits from a good sized block paved driveway providing off-road parking, complemented by mature trees and shrubbery which enhance privacy. The rear garden enjoys a favourable south-westerly orientation, allowing for sunlight throughout the day, and has been thoughtfully arranged to create a peaceful and established outdoor space. A decked patio sits directly off the property, with a well maintained two tier pond providing a focal point, while steps lead to a shingled garden area bordered by a variety of mature shrubs. The combination of planting and flowing water creates a particularly tranquil setting, ideal for relaxing or entertaining.

#### Garage:

The integral garage is accessed via an up and over door to the front and also benefits from a courtesy door to the rear, providing secure parking or useful storage space depending on requirements.



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: 1330 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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