



**Mardle Road, Linslade, Leighton Buzzard, LU7 2UR**

**welcome to**

## **Mardle Road, Linslade, Leighton Buzzard**

An exceptional four-bedroom detached family home. Beautifully presented throughout, offering generous living space including a spacious lounge, Further benefits include a well-appointed kitchen, garage, and ample off-street parking - a superb home ideal for modern family living.

### **Entrance Porch**

Double-glazed door to the front and double-glazed window to the front.

### **Cloakroom**

Wash hand basin set in a vanity unit and low-level WC. Water tank and double-glazed obscured window to the front.

### **Lounge**

New ethanol fireplace, dimplex smart quantum storage heater and double-glazed window to the front.

### **Dining Room**

Dimplex smart quantum storage heater and double-glazed Patio doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, 1.5 sink with mixer tap, eye-level separate Pyrolytic ovens and an induction hob with extractor fan over. Space for a washing machine, dishwasher and an American style fridge/freezer. Double-glazed window to the rear.

### **Conservatory**

Suspended ceiling and double-glazed windows to all sides. Insulated floor and double-glazed French doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and access to the loft with the airflow system and function points.

### **Bedroom One**

Built-in wardrobes providing hanging space and storage, dimplex smart quantum storage heater and double-glazed window to the front.

### **Bedroom Two**

Built-in wardrobe with hanging space and storage, dimplex smart quantum storage heater and double-glazed window to the rear.

### **Bedroom Three**

Space for a small double bed, dimplex smart quantum storage heater and double-glazed window to the rear.

### **Bedroom Four**

Built-in storage cupboard, dimplex smart quantum storage heaters and double-glazed window to the front.

### **Bathroom**

Wash hand basin set in a vanity unit, low-level WC and a shower cubicle with digital rainfall shower head. Intelligent mirror and heated towel rail. Double-glazed obscured window to the side.

### **Outside Front Garden**

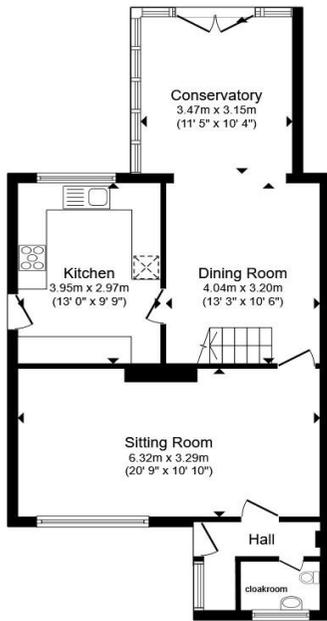
Driveway providing off-road parking.

### **Rear Garden**

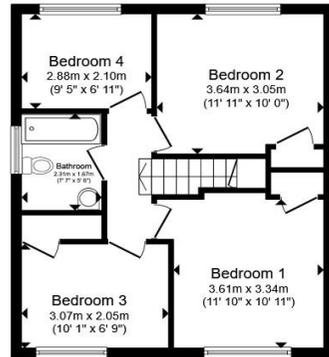
Mature garden with an irrigation system and retaining walls with drainage. lawn area and lovely flower and shrub borders.

### **Agents Note**

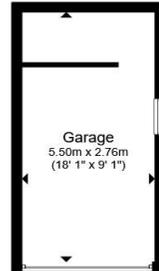
There is an easement on the title, please enquire with the branch.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 124.6 m<sup>2</sup> (1,341 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](http://www.propertybox.io)



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

- PARKING FOR MULTIPLE VEHICLE
- GARAGE
- SEPARATE DINING ROOM
- SHORT WALK TO THE LOCAL MAINLINE STATION
- PROXIMITY TO LOCAL SCHOOLS AND SPORTS CENTRE

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

guide price

**£550,000**



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Property Ref:  
LBZ109557 - 0006

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