



Wyngates, Linslade, Leighton Buzzard, LU7 2LE

welcome to

Wyngates, Linslade, Leighton Buzzard

A beautifully presented. TWO-bedroom, MID-TERRACE home in excellent condition throughout. The property features a bright lounge, modern fitted kitchen, two well-proportioned bedrooms and a stylish bathroom. Ideally located close to local amenities schools and transport links.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and door to the lounge.

Lounge

Radiator and double-glazed window to the front. Door to the kitchen/diner.

Kitchen/ Diner

Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven and gas hob with an extractor fan over. Space for an American style fridge/freezer. Radiator and space for a dining table and chairs. Door to the utility cupboard. Double-glazed window to the rear and double-glazed door leading out to the garden.

Utility Cupboard

Space for a washing machine.

First Floor Landing

Stairs from the ground floor, loft access and double-glazed window to the rear. Doors to both bedrooms and the family bathroom.

Bedroom One

Radiator and double-glazed box bay window to the front.

Bedroom Two

Over-stairs storage cupboard, radiator and double-glazed window to the front.

Bathroom

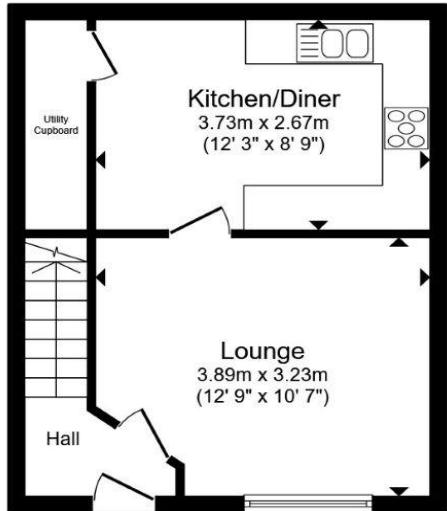
Partially tiled with a wash hand basin sitting on a drawer unit, low-level WC and a bath with a rainfall shower over. Heated towel rail, shaver point and double-glazed obscured window to the rear.

Outside Rear Garden

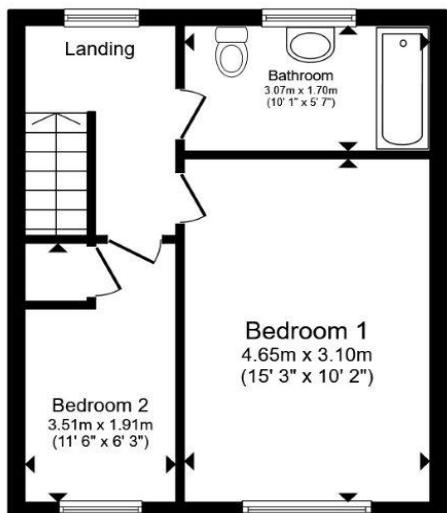
Enclosed by fencing this is a low-maintenance garden with artificial lawn, gravel edging and a decked patio area.

Front Garden

A block paved frontage providing off-road parking.



Ground Floor



First Floor

Total floor area 65.8 m² (709 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

**Wyngates,
Linslade, Leighton Buzzard**

- CLOSE TO LOCAL SCHOOLS
- OFF-STREET PARKING
- COMPLETE ONWARDS CHAIN
- LOW MAINTENANCE GARDEN
- PERFECT FIRST TIME BUYERS HOME

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£280,000



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Property Ref:
LBZ109574 - 0005

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