



**Bideford Green, Linslade, Leighton Buzzard, LU7 2TJ**

**welcome to**

## **Bideford Green, Linslade, Leighton Buzzard**

Attractive, three-bedroom, staggered, mid-terraced home with driveway parking plus a garage, tucked away within the sought-after Bideford Green estate. The property features a conservatory, a kitchen/diner, and three versatile bedrooms arranged over the first floor.

### **Lounge**

15' 10" x 11' 6" ( 4.83m x 3.51m )

Electric fireplace, under stairs storage and 2 radiators. Double-glazed window to the rear.

### **Kitchen**

13' 9" x 7' 9" ( 4.19m x 2.36m )

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, a dishwasher and a fridge/freezer. Double-glazed window to the conservatory.

### **Conservatory**

12' 11" x 6' ( 3.94m x 1.83m )

Built of Upvc with double-glazed windows to the rear and sides plus double-glazed French doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

12' 4" x 9' 2" ( 3.76m x 2.79m )

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the rear.

### **Bedroom Two**

12' x 6' 11" ( 3.66m x 2.11m )

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Three**

9' 3" x 5' 10" ( 2.82m x 1.78m )

Radiator and double-glazed window to the front.

### **Shower Room**

Pedestal wash hand basin, low-level WC and a walk-in double shower with rainwater shower head.

Heated towel rail and double-glazed obscured window to the rear.

### **Outside Rear Garden**

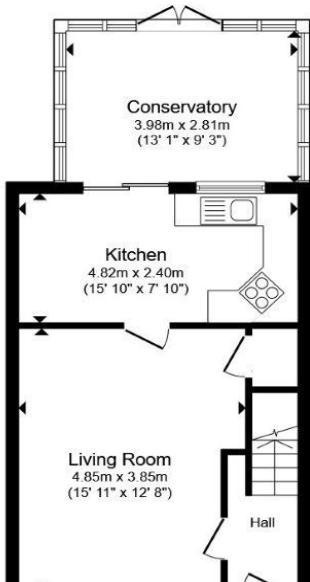
Enclosed garden with astro turf area and patio area. Gated access to the rear.

### **Parking**

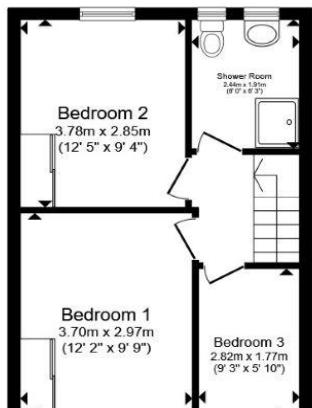
Off-road parking for 2 cars, garage in a nearby block.

### **Agents Note**

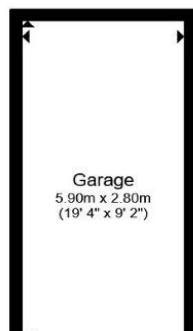
There is an annual Management Fee of £100.00 pa.



**Ground Floor**



**First Floor**



**Garage**

**Total floor area 99.4 m<sup>2</sup> (1,070 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  
**Bideford Green,  
Linslade, Leighton Buzzard**

- THREE-BEDROOM MID-TERRACE
- CONSERVATORY OVERLOOKING THE GARDEN
- FAMILY SHOWER ROOM
- GARDEN & OFF-ROAD PARKING
- GOOD SCHOOL CATCHMENTS

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£345,000**



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Property Ref:  
LBZ109532 - 0006

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