



Derwent Road  
Linslade, LU7 2OW

Offers In Excess Of £500,000

4 1 2 D

A row of four icons: a bed icon with the number 4, a shower icon with the number 1, a sofa icon with the number 2, and a staircase icon with the letter D.

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# Derwent Road

Linslade, LU7 2QW

We are delighted to offer for sale this four bedroom detached family home, situated within this highly sought after part of Linslade and within walking distance of the mainline train station and local schooling. The property offers spacious and well balanced accommodation throughout, comprising: Entrance hall, cloakroom/WC, kitchen, dining room, sitting room, conservatory, four bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, integral garage, ample driveway parking and a pleasant rear garden. Viewing is highly recommended.

### Location:

Derwent Road is a highly desirable residential road within Linslade, favored by families for its close proximity to both popular schooling and Leighton Buzzard mainline train station, which offers fast direct services to London Euston in around 30 minutes. The area benefits from a wealth of nearby amenities including shops, restaurants and leisure facilities, while also being moments from picturesque countryside walks and the Grand Union Canal. Linslade strikes a perfect balance between commuter convenience and a relaxed, family-friendly environment.

### Ground Floor:

The accommodation begins with an entrance hall, where stairs rise to the first floor and doors lead to the cloakroom/WC, kitchen and lounge. The lounge room is a spacious reception room and enjoys an inglenook style alcove as a focal point, with ample space for a variety of living room furniture. Patio doors open through to the conservatory, creating a natural flow between the principal reception spaces and providing an additional area to relax or entertain. The conservatory enjoys pleasant views over the rear garden and offers further flexibility, whether used as a second sitting area, dining space or garden room. The lounge is also open to a separate dining room, ideal for family meals and formal entertaining. The kitchen is fitted with a range of wall and base level units with work surfaces over. There is space for a variety of appliances and a door to the side provides useful external access.





### First Floor:

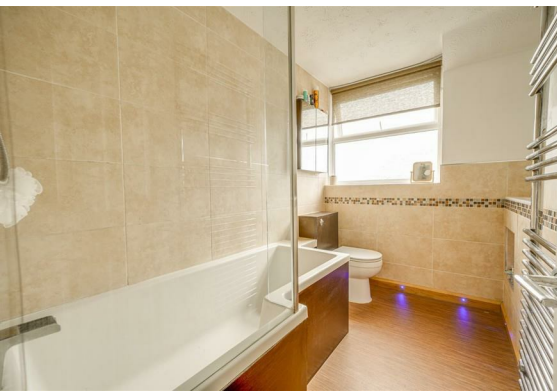
The first floor landing gives access to all four bedrooms and the family bathroom, along with loft access. There are four well proportioned bedrooms in total, making the layout particularly well suited to families or those requiring home working space. The two rear facing bedrooms are both generous doubles and each benefit from built-in wardrobes, while the front facing bedrooms provide a further double and a good sized single, with the fourth bedroom also including built-in storage. The family bathroom is fitted with a suite comprising a low level WC, wash hand basin and bath with shower over, complemented by partial tiling and a heated towel rail.

### Outside:

To the front of the property is a block paved driveway providing off street parking and access to the integral garage, with a small lawned area, tree and hedging adding to the approach. The rear garden is enclosed by fencing and hedging and provides an excellent outdoor space for families. A patio area sits directly off the house, with the remainder laid mainly to lawn, alongside a decked seating area, shrubs and a shed. Gated side access is also provided.

### Garage:

The integral garage is accessed via an up and over door and provides useful storage or further potential, subject to 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: 1453 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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