



The Martins Drive

Leighton Buzzard, LU7 2TQ

Guide Price £650,000



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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this rare to market detached two bedroom detached bungalow, occupying an enviable position within one of Linslade's most exclusive roads and enjoying the exceptional benefit of a private mooring directly onto the Grand Union Canal. Offered to the market with no upper chain, this unique home provides spacious and versatile accommodation comprising: Porch, entrance hall, cloakroom/WC, L-shaped lounge/dining room, kitchen/breakfast room, utility room, study/bedroom three, master bedroom with dressing room and en-suite bathroom, second double bedroom with en-suite shower room, together with an integral garage. Additional benefits include a generous driveway, beautifully positioned canalside gardens and further gated side garden offering potential for additional parking. Viewing is highly recommended.

Location:
The Martins Drive is regarded as one of Linslade's most prestigious residential addresses, combining a peaceful setting with outstanding convenience. Situated alongside the Grand Union Canal, the location offers a wonderful lifestyle opportunity, with scenic towpath walks stretching for miles through the Bedfordshire countryside whilst remaining within easy reach of Leighton Buzzard town centre. The mainline railway station is within comfortable walking distance, providing fast and direct services to London Euston in approximately 30 minutes, making the area particularly popular with commuters. A wide range of shops, cafés, restaurants and leisure facilities are nearby, together with highly regarded schools and excellent road links via the A5 and M1, creating a setting that successfully balances tranquillity with practicality.

Layout:
A UPVC front door opens into the porch, where a further door leads into a welcoming central hallway that connects the principal accommodation. Wood-effect flooring flows through much of the property, enhancing the sense of continuity, while a conveniently positioned cloakroom/WC is situated near the entrance. The L-shaped lounge/dining room is a wonderfully spacious reception area, offering ample room for a variety of seating and dining arrangements and providing excellent flexibility for both everyday living and entertaining. Double glazed sliding doors frame delightful views across the rear garden towards the canal beyond, allowing natural light to flood the room while creating a seamless connection with the outdoor space. Leading from the lounge is a versatile study, which could equally serve as a third bedroom depending upon a purchaser's requirements. Positioned to enjoy the same attractive rear outlook, it also benefits from a courtesy door providing direct access into the garage. The kitchen is fitted with a range of wall and base level units, with the sink and breakfast bar thoughtfully positioned to overlook the garden and canal, ensuring even everyday tasks are accompanied by a picturesque outlook. The adjoining utility room continues the matching cabinetry while providing additional work surfaces and spaces for a variety of appliances, together with a door opening directly onto the garden. The accommodation has been thoughtfully arranged to create an impressive master suite occupying one end of the property. The generous double bedroom enjoys a peaceful rear aspect overlooking the canal and is complemented by a separate dressing room leading through to a private en-suite bathroom, creating a superb retreat within the home. The second bedroom is another well-proportioned double room positioned to the front of the property and benefits from fitted wardrobes together with its own en-suite shower room, making it ideal for guests or multi-generational living.





Outside:

The front of the property is approached via steps leading to the entrance, with areas of lawn on either side and a driveway providing off-road parking and extending to the garage. The rear garden enjoys one of the most tranquil settings available locally, providing a peaceful environment to relax and entertain throughout the year. Predominantly paved for ease of maintenance, the garden is enhanced by an attractive variety of established shrubs together with a feature pond, creating an attractive and private outdoor space. Undoubtedly the standout feature of this remarkable home is the direct access from the garden onto the Grand Union Canal, where steps lead down to the property's own private mooring and a further canal-side patio area. Whether enjoyed for boating, waterside entertaining or simply appreciating the ever-changing canal scenery, this exceptional asset offers a lifestyle opportunity that is seldom available. To the side of the property is a further enclosed garden area incorporating a substantial timber shed. With gated access from the front, this space also provides additional secure parking should a purchaser require it.

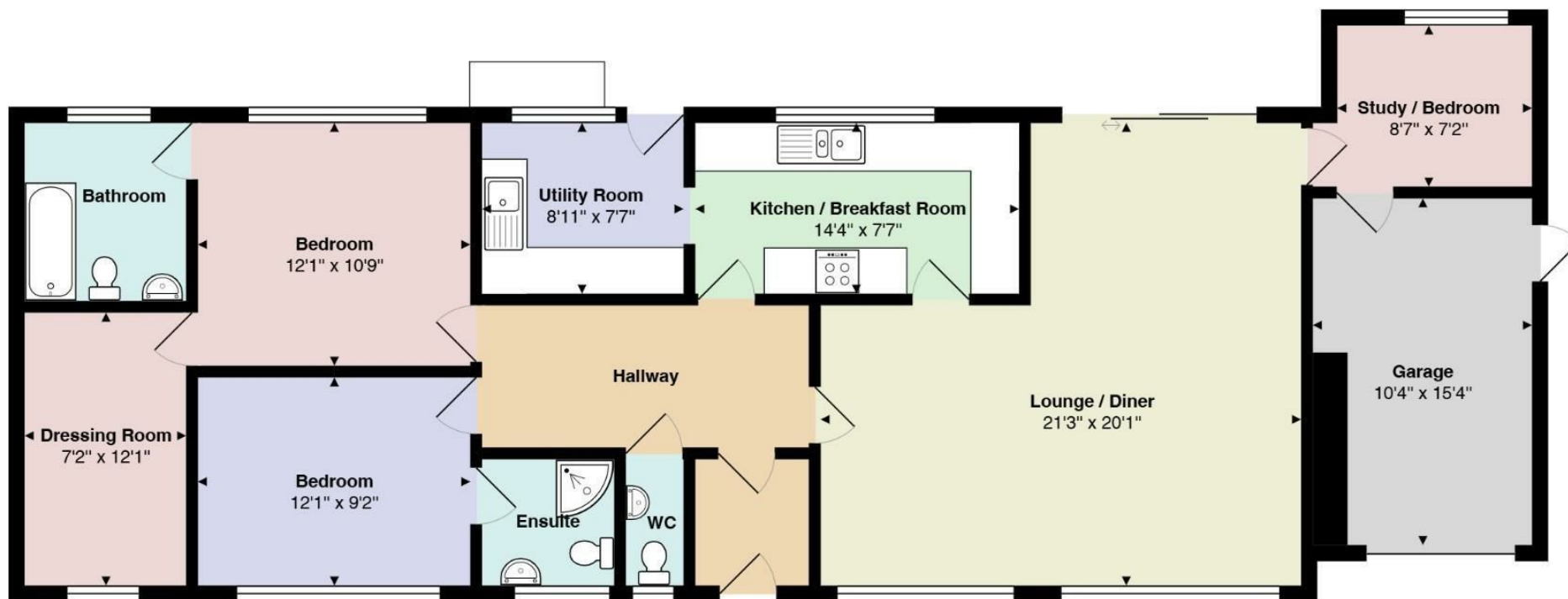
Garage:

The integral garage is accessed via an automatic roller door and also benefits from a convenient side access door together with an internal courtyard door to the study, making it equally practical for storage, workshop use or secure parking.



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



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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