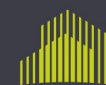




Maree Close
Linslade, LU7 2XG

Price **£550,000**



QUARTERS

YOUR NEXT MOVE

Maree Close

Linslade, LU7 2XG

We are delighted to offer for sale this well proportioned four bedroom detached family home, situated within a popular cul-de-sac in desirable Linslade. The property offers spacious and well balanced accommodation ideally suited to modern family living, with a generous lounge, extended kitchen/dining room, separate utility and a versatile additional reception space overlooking the garden. Further benefits include a garage, driveway parking and a beautifully landscaped rear garden. Viewing is highly recommended to fully appreciate the space, layout and setting this home has to offer.

Location:

Maree Close is a sought-after cul-de-sac within Linslade, well regarded for its quiet residential setting and proximity to local amenities. The property is within easy reach of Leighton Buzzard town centre, offering a range of shops, restaurants and everyday conveniences, along with well regarded schooling for all ages. For commuters, Leighton Buzzard mainline station provides direct links into London Euston, while the A5 and M1 offer further road connectivity. The area also benefits from nearby green spaces and canal-side walks.

Ground Floor:

A composite front door opens into the entrance hall, with a cloakroom/WC positioned to the side and doors leading to the principal living accommodation. The lounge is a generous front facing room, offering ample space for a variety of seating arrangements and centred around a focal fireplace with electric fire. Double doors open through to a further reception room to the rear, which provides excellent flexibility for use as a sitting room, playroom or home office, and enjoys views over the garden with French doors opening directly onto the patio. The kitchen/dining room has been thoughtfully extended to create a spacious and practical hub of the home, fitted with a range of shaker style wall and base level units with roll edged work surfaces over. Integrated appliances include a double oven and hob with extractor over, with additional space for a fridge freezer and dishwasher, while the sink is well positioned to overlook the garden. There is ample room for a family sized dining table, making this a sociable space for both everyday living and entertaining. A separate utility room sits off the kitchen, providing further storage, additional units, a stainless steel sink and space for appliances, along with a courtesy door to the side.





First Floor:

The first floor landing provides access to four bedrooms and the family bathroom, along with a built-in airing cupboard and loft access. The master bedroom is a well proportioned room with fitted wardrobes and additional space for freestanding furniture. A built-in cupboard was previously utilised as an ensuite and retains plumbing, offering the option to reinstate if desired. Bedrooms two and three are both positioned to the rear and benefit from fitted wardrobes, while bedroom four is currently used as a study, offering flexibility depending on requirements. The family bathroom is fitted with a four piece suite comprising a low level WC, pedestal wash hand basin, shower cubicle and panel bath, finished with complementary tiling to both floor and walls.

Outside:

To the front, the property is approached via a block paved driveway providing off-road parking and leading to the garage, with a well maintained lawn and shrub borders enhancing the overall kerb appeal. The rear garden enjoys a high degree of privacy and benefits from plenty of sunlight throughout the day. It has been beautifully landscaped to provide a balanced and established outdoor space, featuring a well kept lawn, paved patio and pathways, mature shrubbery and fruit trees, creating an ideal environment for relaxing or entertaining. A timber shed provides useful additional storage.

Garage:

The property benefits from a double length garage which is in excess of 31ft long, offering secure parking or additional storage space depending on requirements. There is potential for conversion (STPP) should this be required.



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: 1341 ft² (excluding double length garage)

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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