



Mardle Road, Linslade, Leighton Buzzard, LU7 2UR

welcome to

Mardle Road, Linslade, Leighton Buzzard

An exceptional FOUR-bedroom DETACHED family home. Beautifully presented throughout, offering generous living space including a spacious lounge, Further benefits include a well-appointed kitchen, garage, and ample off-street parking - a superb home ideal for modern family living.

Entrance Porch

Newly fitted double-glazed porch and composite door to the front.

Cloakroom

Wash hand basin set in a vanity unit, low-level WC, water softener unit, megaflo not water storage tank and double-glazed obscured window to the front.

Lounge

Oak wooden floors, illuminated marble fireplace with ethanol fuelled fire inset, dimplex smart quantum storage heater and newly fitted double-glazed window to the front.

Dining Room

Oak wooden floors, under stairs storage, dimplex smart quantum storage heater and newly fitted double-glazed Patio doors leading out to the conservatory and garden.

Kitchen

Fitted with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and macerator, 2 eye-level separate Bosch Pyrolytic ovens and a Bosch induction hob with extractor fan over. Bosch dishwasher and space for a washing machine and an American style fridge/freezer. Newly fitted double-glazed window to the rear.

Conservatory

LVT wood effect flooring, suspended ceiling and double-glazed windows to all sides. Insulated floor and double-glazed French doors leading out to the garden.

First Floor Landing

Newly installed solid oak and chrome staircase from the ground floor, LVT wood effect flooring and access via a newly fitted loft ladder to the boarded loft with the positive input ventilation system and function points.

Bedroom One

LVT wood effect flooring, built-in wardrobes providing hanging space and storage, dimplex smart quantum storage heater and newly fitted double-glazed window to the front.

Bedroom Two

LVT wood effect flooring, built-in wardrobe with hanging space and storage, dimplex smart quantum storage heater and newly fitted double-glazed window to the rear.

Bedroom Three

LVT wood effect flooring, dimplex smart quantum storage heater and newly fitted double-glazed window to the rear.

Bedroom Four

LVT wood effect flooring, built-in storage cupboard, dimplex smart quantum storage heaters and newly fitted double-glazed window to the front.

Shower Room

Wash hand basin set in a vanity unit, low-level WC and a shower cubicle with a Mira digital rainfall shower head. Intelligent mirror and heated towel rail. Newly fitted double-glazed obscured window to the side.





Outside Garage

Garage with up & over door. Access via a door from the right back wall of the garage to an adjoining shed.

Front Garden

Newly constructed gravel grid driveway providing off-road parking, lined with drought resistant evergreen hedge and rockery area served by an irrigation system.

Rear Garden

Newly constructed garden with an irrigation system and retaining walls. 2 tier lawn areas and lovely flower and drought resistant evergreen shrub borders.

Agents Note

There is an easement on the title, please enquire with the branch.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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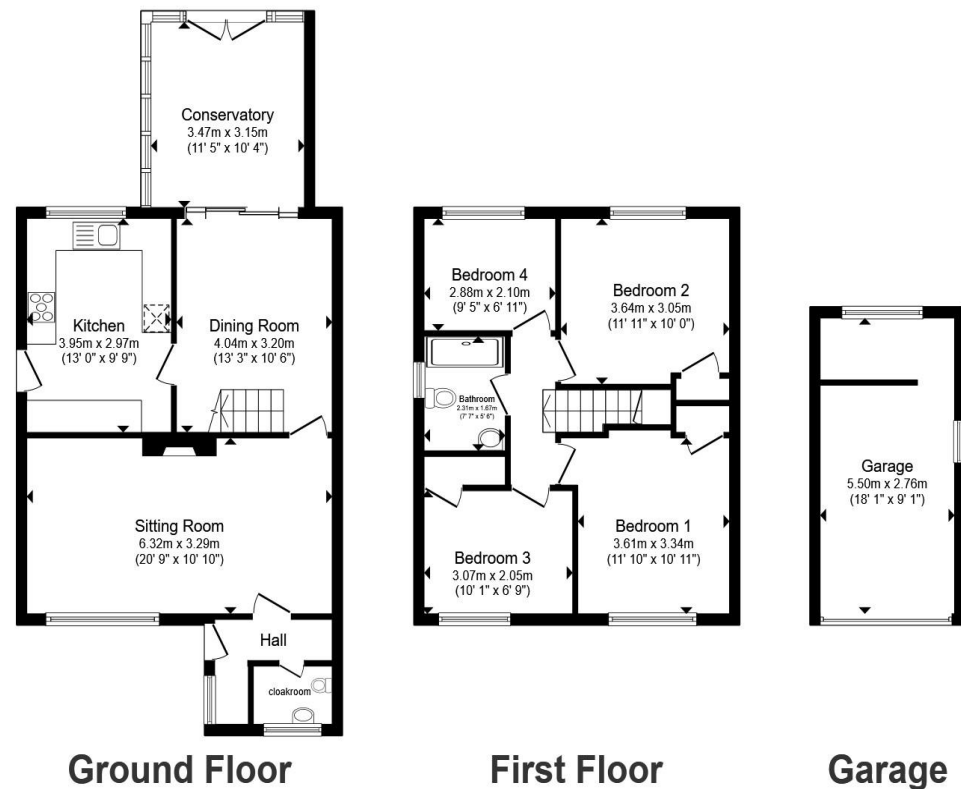
- FOUR-BEDROOM DETACHED
- SEPARATE DINING ROOM
- GARAGE & OFF-ROAD PARKING
- ETHERNET NETWORK WITHIN THE PROPERTY
- DIMPLEX SMART QUANTUM STORAGE HEATERS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£530,000



Total floor area 124.5 m² (1,340 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



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Property Ref:
LBZ109922 - 0007

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