



Rock Lane

Linslade, LU7 2QQ

Guide Price £650,000



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We are delighted to offer for sale this beautifully presented 1930's three bedroom semi-detached family home, occupying a generous plot on one of Linslade's most highly sought after roads. Having been extensively improved by the current owners, including a new roof, refitted kitchen, refitted family bathroom and a new central heating system installed in 2018, the property successfully combines the charm and character expected of its era with the comforts of modern family living. The accommodation comprises: Entrance hall, lounge, kitchen/dining room, study, utility/lobby, cloakroom/WC, three generous bedrooms and a family bathroom. Additional benefits include a substantial driveway, approximately 100ft rear garden and useful garage store. Viewing is highly recommended.

### Location:

Rock Lane has long been regarded as one of Linslade's most desirable residential addresses, renowned for its attractive character homes and exceptional convenience. The property is situated just a short walk from Leighton Buzzard's mainline railway station, providing direct services to London Euston in approximately 30 minutes, making it an ideal choice for commuters. The town centre offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, whilst nearby parks, the Grand Union Canal and picturesque Bedfordshire countryside provide outstanding opportunities for walking, cycling and outdoor recreation. Well-regarded schooling for all ages and excellent road links, including the A5 and M1, further enhance the appeal of this superb location.

### Ground Floor:

A composite front door opens into a welcoming entrance hall, creating an impressive first impression and providing access to the principal ground floor accommodation. The lounge is a beautifully proportioned reception room, centred around an attractive curved bay window which not only serves as a wonderful period feature but also floods the room with natural light, creating an inviting space with ample room for a variety of furniture arrangements. The heart of the home is undoubtedly the refitted kitchen/dining room, thoughtfully designed for modern family life and entertaining. A stylish range of wall, base and island units are complemented by quality work surfaces, with the island incorporating a practical breakfast bar ideal for informal dining and socialising. Integrated appliances include a vented induction hob, double oven and dishwasher, while there is generous space for a family sized dining table positioned perfectly in front of the impressive bifolding doors, allowing the garden to become a natural extension of the living space during the warmer months. Leading from the kitchen is a useful utility/lobby providing spaces for both a washing machine and tumble dryer, together with access to the side of the property and a conveniently positioned cloakroom/WC. Completing the ground floor is the study, created from the former garage conversion, offering an excellent and versatile space that is perfectly suited to those working from home, whilst equally lending itself to use as a playroom, hobby room or additional family reception space.





#### First Floor:

The first floor landing provides access to three generously proportioned bedrooms, making this an excellent home for growing families. Each bedroom offers comfortable accommodation with ample space for bedroom furniture, while the front facing master bedroom enjoys the character of a striking curved bay window alongside an attractive feature fireplace, reflecting the property's 1930's heritage. The family bathroom has been sympathetically refitted to complement the character of the home and is fitted with an elegant four piece suite comprising a low level WC, pedestal wash hand basin, freestanding roll top bath and separate walk-in shower cubicle, creating a luxurious space equally suited to busy family life and relaxing at the end of the day.

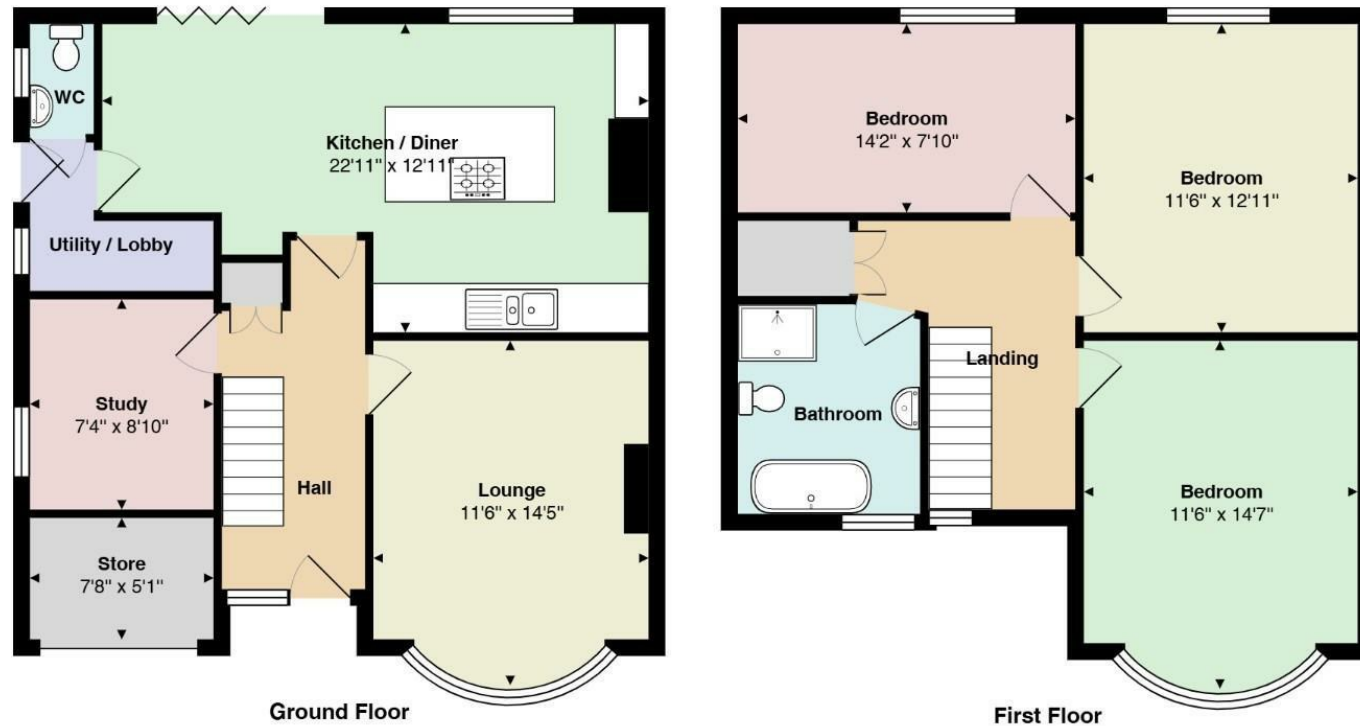
#### Outside:

To the front of the property, an expansive block paved driveway provides ample off-road parking for numerous vehicles, complemented by a neat front garden enclosed by a traditional boundary wall. Gated side access leads to the rear garden. The rear garden is a particularly impressive feature of the property, extending to approximately 100ft and offering exceptional outdoor space for families and entertaining alike. A paved patio stretches across the rear of the house, creating an ideal seating and dining area, beyond which an extensive lawn is bordered by mature shrubs and established planting, providing an attractive outlook and plenty of space for children to play or keen gardeners to enjoy. Although the original garage has been partially converted to create the study, the remaining front section is retained as a useful store, accessed via the original garage door and providing excellent storage for bicycles, gardening equipment and household items.



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: 1269 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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