



Derwent Road, Linslade, Leighton Buzzard, LU7 2QW

welcome to

Derwent Road, Linslade, Leighton Buzzard

A well-proportioned four-bedroom detached home in a prime location. The property features an integral garage and a driveway providing parking for multiple vehicles. A sitting room complimented by a conservatory provides additional space and all within walking distance of the mainline train station.

Entrance Hall

Double-glazed door to the front, storage cupboard and stairs to the first floor. Double-glazed window to the front and doors to the cloakroom, kitchen and living room.

Cloakroom

Wall mounted wash hand basin and low-level WC. Double-glazed obscured window to the front.

Kitchen

Fitted with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and trainer, electric oven and gas hob with a chimney style extractor fan over. Space for a dishwasher, washing machine, tumble dryer and an American style fridge/freezer. Double-glazed window to the front and a double-glazed door to the side.

Dining Room

Radiator and sliding doors to the sitting room. Double-glazed window to the rear.

Sitting Room

Inglenook style alcove, TV point, radiator and double-glazed Patio doors leading into the sun room.

Sun Room

Built of brick and Upvc construction with double-glazed windows to the rear and side. Wood effect flooring and double-glazed doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and 2 double-glazed windows to the rear.

Bedroom Two

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the front.

Bedroom Four

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the front.

Bathroom

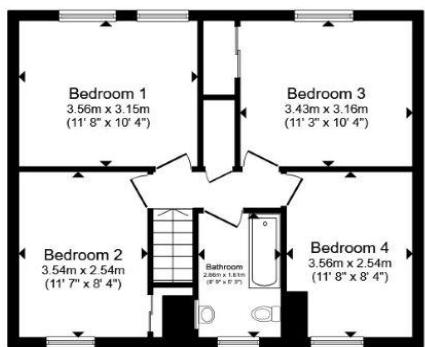
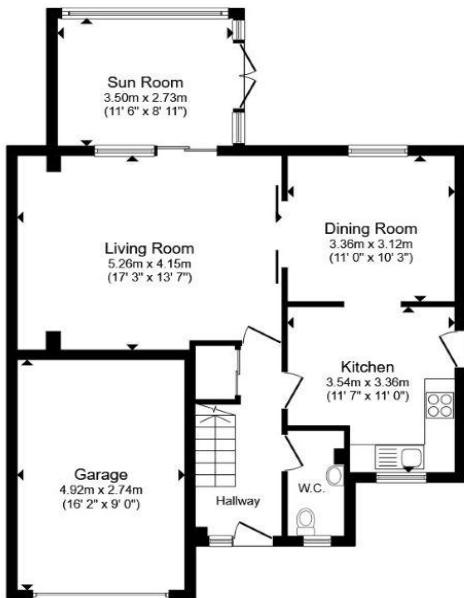
Partially tiled with a wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and double-glazed obscured window to the front.

Outside Front Garden

Block paved driveway in front of the garage with an up & over door. Small grass area with a tree and hedging.

Rear Garden

Enclosed by a hedge and fencing with gated side access. The garden is mainly laid to lawn with a patio area and a decked area. Some shrubs and a shed.



Total floor area 134.5 m² (1,448 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



welcome to
**Derwent Road,
Linslade, Leighton Buzzard**

- INTEGRAL GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- LARGE SITTING ROOM
- SEPARATE KITCHEN & SEPARATE DINING ROOM
- WITHIN WALKING DISTANCE OF THE MAINLINE STATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£520,000



view this property online brownandmerry.co.uk/Property/LBZ109602



Property Ref:
LBZ109602 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk