



Bossington Lane

Leighton Buzzard, LU7 2TG

Price **£775,000**



5



2



2



D



**QUARTERS**

YOUR NEXT MOVE



## Bossington Lane

Leighton Buzzard, LU7 2TG

We are delighted to offer for sale with no upper chain this rare to the market extended five bedroom detached family home, located on this historic and prestigious lane in Linslade and perfectly situated to provide picturesque views to the front and rear. The spacious accommodation comprises: Porch, entrance hallway, lounge, dining room, kitchen, breakfast room, cloakroom/WC, five bedrooms (master with four-piece ensuite bathroom), family bathroom and separate WC. Additional benefits include gas heating, double glazing, driveway parking for three cars, integral double garage and a landscaped rear garden with views of the Grand Union canal. Viewing is highly recommended.

### Location:

The prestigious and sought after location of Bossington Lane is situated in old Linslade, nestled between open farmland and the Grand Union Canal. The tree lined lane boasts many executive and individual detached homes, enjoying far reaching views from every aspect. Additionally this secluded location is walking distance of the nearby Linslade Woods, historic Market Town Centre of Leighton Buzzard and the Mainline Train Station, with Trains to London Euston in as little as 30 minutes.

### Ground Floor:

Step into the porch which leads into the entrance hallway. To the right the lounge is in excess of 21ft and features an open fireplace, doors to the raised patio area and excellent views of the Grand Union canal. To the left is a dining room, and across the rear of the property is a generous sized kitchen open through to the breakfast room. These rooms also provide stunning views to the rear of the garden and canal.







### First Floor:

The landing has an open feel with a window to the rear and doors to each of the bedrooms, the separate WC and family bathroom. The master bedroom takes in the views to the rear and to the front is a larger than usual ensuite bathroom complete with four-piece suite. The second bedroom is a good sized double bedroom and is currently used as an office space, and there are three further good sized single bedrooms which complete the first floor.

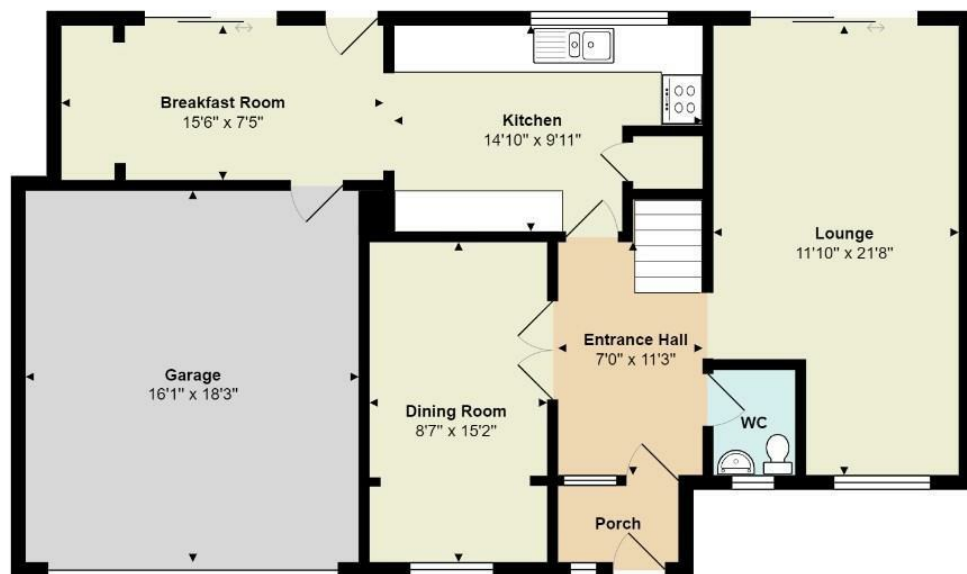
### Outside:

The front provides driveway parking for three cars extending to the garage and front door. There is a small lawn area with mature shrubbery, and the outlook to the front is of open farmland. The tiered rear garden has a raised patio area and walkway, which make for an excellent spot to take in the outstanding views of the Grand Union canal to the rear. Steps lead down to the main garden area which is laid mainly to lawn with mature shrub borders. The vendor advises that the garden is regularly visited by wildlife throughout the year.

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



**Ground Floor**  
Area: 1090 ft<sup>2</sup>



**First Floor**  
Area: 899 ft<sup>2</sup>

Total Area: 1989 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)