

The Paddocks

Leighton Buzzard, LU7 2SX

Price £550,000

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We are delighted to offer for sale with no upper chain this three bedroom detached family home, situated within the highly regarded Paddocks development in Linslade and available with no upper chain. Offering generous and versatile ground floor accommodation, driveway parking and a rear garden backing directly onto the Grand Union Canal, this property presents an excellent opportunity for families seeking space, setting and potential. Viewing is highly recommended.

Location:

The Paddocks is situated off the prestigious Stoke Road in Linslade, and boasts a range of well proportioned family homes within a leafy setting. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for people looking for a long term family home. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The Grand Union Canal runs close-by, providing a range of benefits including scenic walks and canal-side pubs.

Ground Floor:

The accommodation begins with an entrance hall providing access to the lounge and stairs rising to the first floor. The lounge is a bright and airy room forming the heart of the home, with ample space for a variety of furniture arrangements. A central fireplace creates a natural focal point, while double glazed sliding doors open directly onto the rear garden, allowing natural light to pour in and providing an easy connection to outdoor living. To the front of the property, the dining room comfortably accommodates a family sized dining table, making it ideal for both everyday meals and entertaining. A door leads through to the kitchen, enhancing the flow of the ground floor layout. The kitchen is fitted with a range of wall and base level units and offers space for a variety of appliances. A courtesy door provides direct access to the garden, particularly practical for family life. Adjacent to the kitchen is a useful utility area with a cloakroom/WC off, adding further convenience. To the rear of the lounge is a well proportioned study, perfectly suited for home working but equally adaptable as a playroom. A door leads through to the generous family room, a versatile additional reception space which could serve as a second sitting room, hobby room or teenager's retreat depending on requirements.

























First Floor:
The first floor landing provides access to all three bedrooms and the shower room. There are two generous double bedrooms positioned to the rear of the property, both enjoying a pleasant outlook towards the garden and canal beyond. The third bedroom is a well proportioned single room facing the front aspect, ideal as a child's bedroom or home office. The shower room has been refitted in a modern style and comprises a low level WC, vanity wash hand basin and walk-in quadrant shower cubicle, all finished to a clean and contemporary standard.

Outside:
To the front of the property is a good sized block paved dual entry driveway providing ample off street parking. The rear garden is a particular highlight, backing directly onto the Grand Union Canal and enjoying a peaceful, leafy setting. A paved patio extends across the rear of the house, creating an ideal space for outdoor dining and entertaining. The remainder of the garden is laid mainly to lawn and bordered by mature shrubbery, offering both privacy and a well-established feel.

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: 1259 ft²

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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