



**Camberton Road, Linslade, Leighton Buzzard, LU7 2UW**

**welcome to**

## **Camberton Road, Linslade, Leighton Buzzard**

Situated on the popular Camberton Road in Linslade, this attractive three-bedroom DETACHED home offers spacious and versatile accommodation ideal for modern family living. Located in a cul-de-sac close to the local leisure centre and good schools plus the mainline station.

### **Entrance Porch**

Double-glazed door to the side and radiator. Doors to the cloakroom and the dining room.

### **Cloakroom**

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

### **Dining Room**

Stairs to the first floor, radiator and open under-stairs storage. Double-glazed window to the front. Bi-fold doors to the kitchen and door to the lounge.

### **Kitchen**

Fitted in 2025, the kitchen is fitted with a mix of wall and base units with work surface over, sink with drainer, integrated double oven and microwave plus a gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the front and double-glazed door to the side.

### **Lounge**

Radiator and double-glazed double doors to the conservatory. Double-glazed Patio doors lead out to the garden.

### **Conservatory**

Built in 2022 of Upvc construction with double-glazed windows to the rear and side, wall mounted radiator and a slated roof with 2 skylights. Double-glazed doors lead out to the garden.

### **First Floor Landing**

Stairs from the ground floor and 2 storage cupboards. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

Built-in storage cupboard, radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with a wash hand basin set in a vanity unit, low-level WC and a 'P' shaped bath with a shower over and attached shower screen. Heated towel rail and double-glazed obscured window to the front.

### **Outside Front Garden**

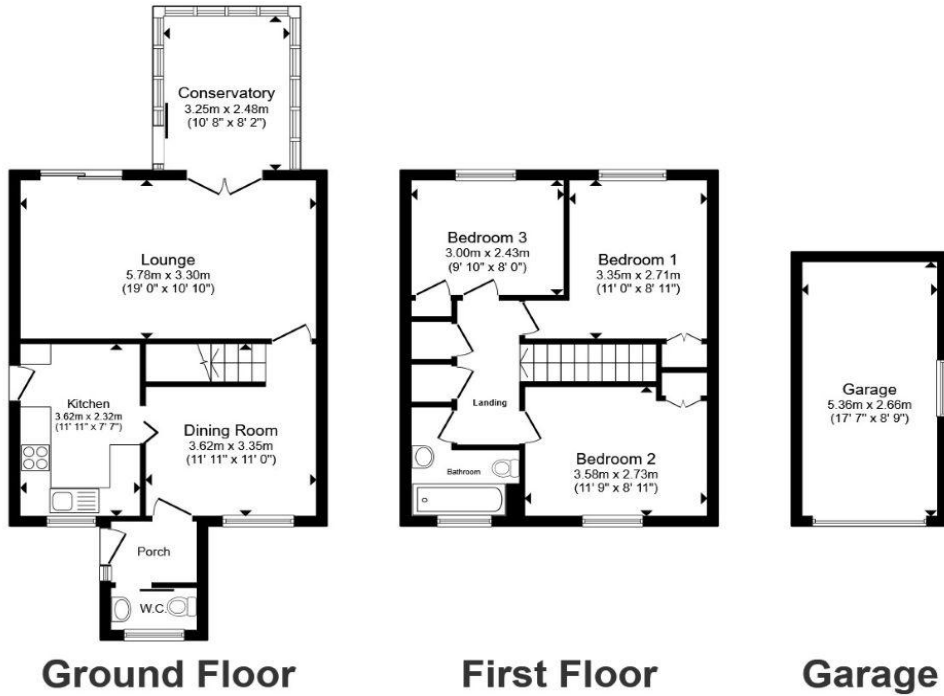
Block paved frontage and driveway with an EV charger leading to the garage providing off-road parking.

### **Rear Garden**

Enclosed by brick wall and fencing with gated access via the driveway, the garden is mainly laid with artificial grass with a paved patio area.

### **Garage**

Garage with up & over door, storage batteries for the solar panels and a window to the side.



Total floor area 109.1 m<sup>2</sup> (1,175 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](http://www.propertybox.io)



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

- THREE-BEDROOM DETACHED
- NEWLY FITTED KITCHEN (2025)
- CONSERVATORY
- GARAGE & DRIVEWAY
- EV CHARGER & SOLAR PANELS

Tenure: Freehold EPC Rating: A  
Council Tax Band: D

guide price

**£450,000**



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Property Ref:  
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