



**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**

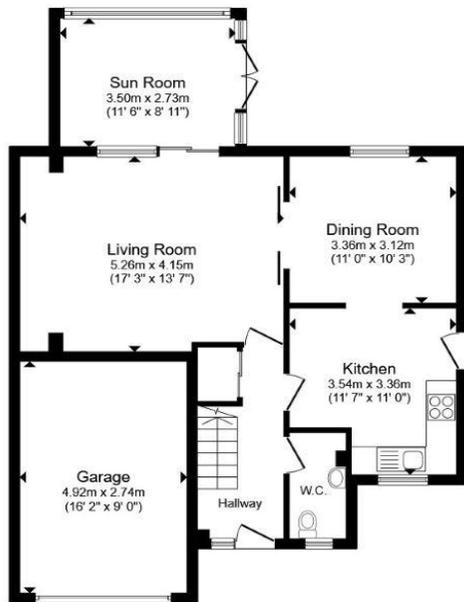
Partially tiled with a wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and double-glazed obscured window to the front.

### **Outside Front Garden**

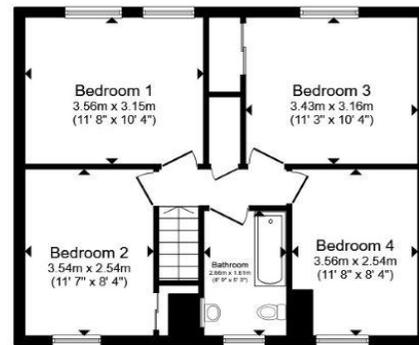
Block paved driveway in front of the garage with an up & over door. Small grass area with a tree and hedging.

### **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.



**Ground Floor**



**First Floor**

Total floor area 134.5 m<sup>2</sup> (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](http://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

offers in excess of  
**£500,000**



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Property Ref:  
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