



Springfield Road, Linslade, Leighton Buzzard, LU7 2QS

welcome to

Springfield Road, Linslade, Leighton Buzzard

Situated within the popular location of LINSLADE within walking distance of LINSLADE LOWER SCHOOL and the TRAIN STATION is this WELL PRESENTED, TERRACED family home. Highlights include: separate reception rooms, kitchen, sun room, bathroom, loft room and a rear garden.

Entrance Porch

Double glazed door to the front and ceramic tiled flooring.

Entrance Hall

Partially glazed door to the entrance porch and laminate flooring.

Cloakroom

Wash hand basin and WC.

Lounge

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed 'bay' window to the front and double glazed window to the front. TV point, telephone point, and laminate flooring.

Dining Room

17' 1" x 14' 9" (5.21m x 4.50m)

Brick surround fire place, TV point, laminate flooring and radiator. Double glazed door to the rear and partially glazed door to the Kitchen.

Kitchen

16' 5" x 6' 7" (5.00m x 2.01m)

Fitted kitchen with a mix of wall and base units with work surface over, sink with drainer, integrated oven and hob with extractor over. Plumbing for a washing machine and space for a fridge/freezer. Laminate flooring and three double glazed windows to the side.

Sun Room

7' 6" x 7' 4" (2.29m x 2.24m)

Double glazed windows to the side, laminate floor and double glazed doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the loft room.

Bedroom One

19' 8" x 8' 1" max (5.99m x 2.46m max)

Wood paneled with built-in wardrobes, laminate flooring and radiator. Double glazed window to the front.

Bedroom Two

10' 5" x 6' 4" (3.17m x 1.93m)

Laminate flooring, radiator and double glazed window to the rear.

Bedroom Three

10' 2" x 8' 2" (3.10m x 2.49m)

Laminate flooring, radiator and double glazed window to the rear.

Bathroom

Wood paneled with wash hand basin, WC and free standing bath with mixer taps. Heated towel rail and laminate flooring. 'Frosted' double glazed window to the front.

Landing

Large storage cupboard and loft access.

Loft Room

13' 9" x 10' 11" (4.19m x 3.33m)

Built- in wardrobes, laminate flooring and double glazed window to the rear.

Outside Rear Garden

Mainly laid to lawn with patio area plus flower and shrub borders.

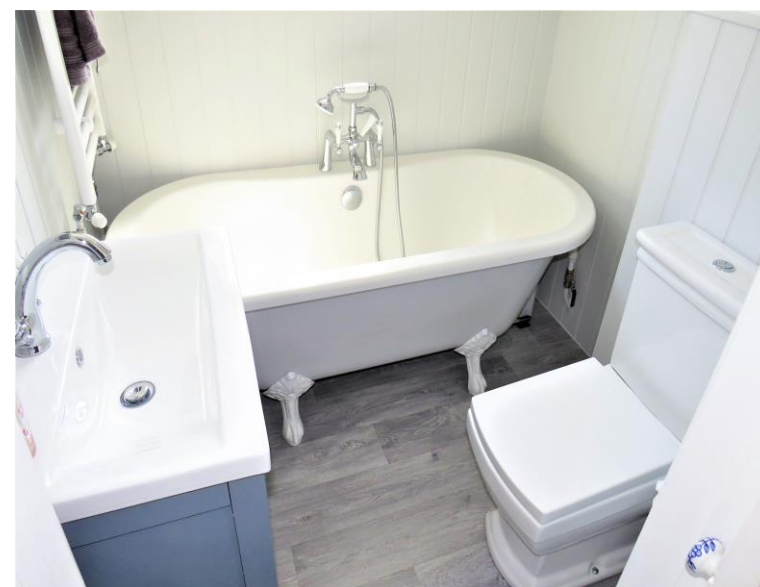
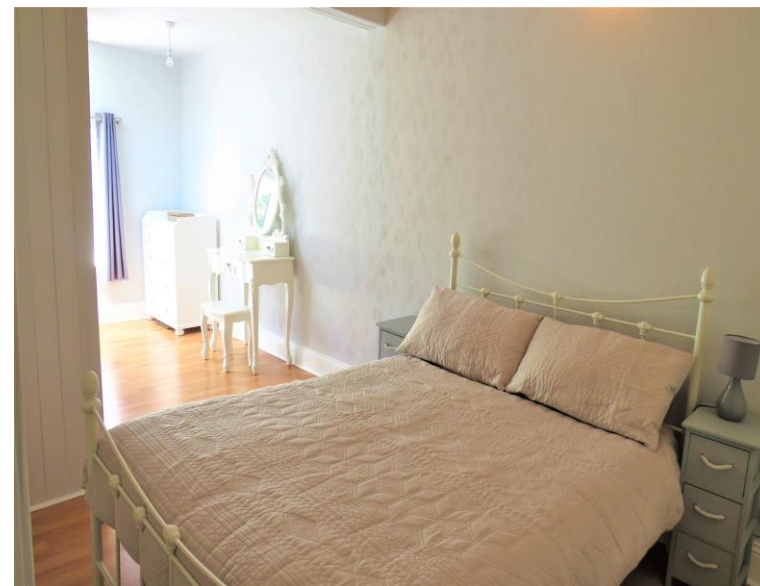


Total floor area 124.2 sq.m. (1,337 sq.ft.) approx

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.focalagent.com

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welcome to

**Springfield Road, Linslade,
Leighton Buzzard**

- THREE BEDROOM TERRACED HOME
- REFITTED KITCHEN
- REFITTED BATHROOM
- DOWNSTAIRS CLOAKROOM
- GOOD SIZE REAR GARDEN

Tenure: Freehold EPC Rating: E

£375,000



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Property Ref:
LBZ107829 - 0002

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