



Derwent Road, Linslade, Leighton Buzzard, LU7 2XT

welcome to

Derwent Road, Linslade, Leighton Buzzard

Welcome to this FOUR-bedroom, DETACHED family home with double garage, driveway, lounge, dining room, kitchen/utility and master EN-SUITE. Set on a wide plot with garden workshop/office, side access and excellent scope to extend (STPP). situated in proximity to local school and the station.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the cloakroom, kitchen and the lounge/diner.

Cloakroom

Partially tiled with a wall mounted wash hand basin with a vanity unit under and a low-level WC. Radiator and double-glazed obscured window to the rear.

Lounge

Radiator and double-glazed window to the front. Double-glazed French doors leading out to the garden.

Dining Room

Serving hatch, radiator and double-glazed window to the rear.

Kitchen

Fitted kitchen with a mix of wall and base units with work surface over, circular sink and drainer, electric oven and gas hob with chimney style extractor fan over. Breakfast bar, integrated dishwasher and integrated fridge/freezer. Double-glazed window to the rear.

Utility Room

Partially tiled with a mix of wall and base units with work surface over, space for a washing machine/tumble dryer and double-glazed obscured window to the front.

First Floor Landing

Stairs from the ground floor, airing cupboard and access to a boarded loft. Doors to all bedrooms and the family bathroom.

Bedroom One

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

En-Suite

Fully tiled with wash hand basin with a mix tap, low-level WC with integral flush and a shower cubicle. Heated towel rail and double-glazed obscured window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Bedroom Three

Radiator and double-glazed window to the front.

Bedroom Four

Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with wash hand basin with mixer tap set in a vanity unit, low-level WC with integral flush and bath with shower over. Heated towel rail and double-glazed obscured window to the front.





Outside Garage

Double garage with electric roll door, power and light. Single-glazed window and a single-glazed door to the rear.

Rear Garden

Enclosed by fencing with a grass area, patio area and a pond. A large shed/workshop and 2 green houses.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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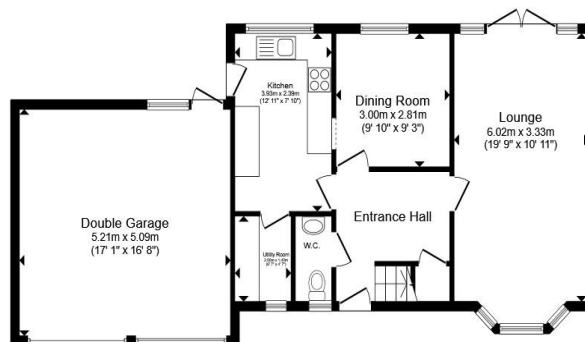
- NO UPPER CHAIN
- GREAT POTENTIAL TO EXTEND
- WALKING DISTANCE TO MAINLINE STATION
- DOUBLE GARAGE
- SEPARATE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

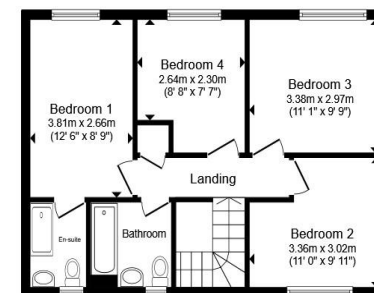
Council Tax Band: E

guide price

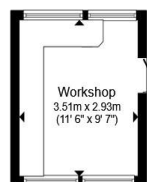
£565,000



Ground Floor



First Floor



Outbuilding

Total floor area 143.2 m² (1,542 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



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Property Ref:
LBZ109831 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk