



Wyngates, Linslade, Leighton Buzzard, LU7 2LE

welcome to

Wyngates, Linslade, Leighton Buzzard

A three-bedroom townhouse offering modern living with a bright, integrated conservatory/dining space, flexible accommodation across three floors, and parking for two vehicles. Ideally located close to local amenities, excellent schools, canal walks, and within walking distance of the station.

Entrance Porch

Double-glazed door to the front and a single-glazed door to the lounge.

Lounge/Diner

Radiator and double-glazed window to the front. Doors to the kitchen and inner hallway.

Kitchen

Fitted with a mix of wall and base units with work top over, stainless steel sink with drainer, integrated electric oven and gas hob. Space for a washing machine and a fridge/freezer. Central heating boiler and radiator. Opening to the conservatory.

Inner Hallway

Stairs to the first floor and under stairs storage cupboard. Opens into the conservatory.

Conservatory

Of brick and Upvc construction with double-glazed windows to both sides, radiator and space for a dining table and chairs. Double-glazed French doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Airing cupboard and double-glazed window to the rear. Doors to bedrooms two, three and the family shower room.

Bedroom Two

Radiator and double-glazed window to the front.

Bedroom Three

Radiator and double-glazed window to the front.

Shower Room

Fully tiled with a pedestal wash hand basin, low-level WC and a walk-in double shower cubicle. Radiator and double-glazed obscured window to the rear.

Second Floor Landing

Stairs from the first floor, loft access and double-glazed window. Door to bedroom one.

Bedroom One

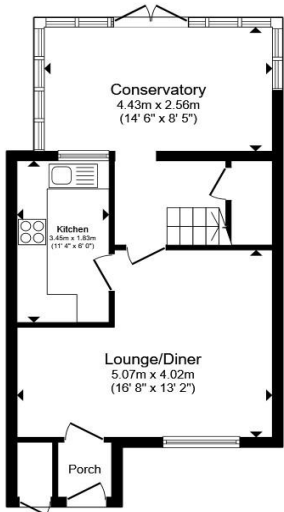
Built-in cupboard with mirrored sliding doors, radiator and double-glazed box bay window to the front.

Outside Front Garden

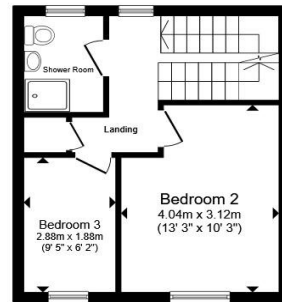
Mature flower bed and block paved driveway providing off-road parking.

Rear Garden

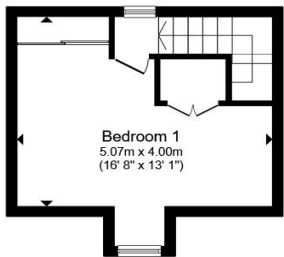
Enclosed garden with is mainly laid with lawn and a small patio area.



Ground Floor



First Floor



Second Floor

Total floor area 96.5 m² (1,039 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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Linslade, Leighton Buzzard

- OFF-STREET PARKING
- THREE BEDROOMS
- CONSERVATORY
- CLOSE TO AMENITIES
- PROXIMITY TO CEDARS MIDDLE AND UPPER SCHOOLS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£300,000



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Property Ref:
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