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Grasmere Way Leighton Buzzard

- Three double bedroom, two bathrooms
- Three reception rooms plus conservatory
- Off road parking for three cars
- South facing rear garden
- Walking distance of train station
- Walking distance of schools and shops

Price £400,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Situated in Linslade, just a 10 minute walk of the train station is this extended three bedroom, two bathroom family home boasting three reception rooms, conservatory and cloakroom. Further benefits include a garage, driveway for three cars and a South facing rear garden.

Accommodation:

Storm porch with cupboard housing utilities and storage space. Front door leading to:

Entrance hall: fitted with wood effect flooring, stairs to the first floor and open under stairs storage space and door to the living room.

Living room: the living room features wood effect flooring, electric fireplace, door and windows to the conservatory and openings to the kitchen and dining room.

Conservatory: of brick base construction with double glazed windows and French patio doors looking out to the South facing garden.

Kitchen: fitted with a range of wall and floor mounted units with worktops above and a 1 1/2 bowl sink and drainer unit. There is a built in oven with gas hob and wall mounted boiler. Spaces for an American fridge/freezer, tumble dryer and washing machine. Tiled floor, partly tiled walls and window to the front aspect.

Dining room: a good sized reception room with door to the study and French doors to the patio area.

Study: a versatile space ideal for a home office or playroom with window to the front aspect, fitted storage cupboard and door to the cloakroom.

Cloakroom: fitted with a WC, hand basin, tiled splash back areas and extractor fan.

Landing: with cupboard housing the hot water tank, loft access and doors to the bathroom and all bedrooms.

Master bedroom: a spacious double bedroom with fitted wardrobe, window to the rear aspect and door to the ensuite bathroom.

Ensuite bathroom: fitted with a WC, hand basin with storage below and bath with mixer tap. Replacement flooring, partly tiled walls and window to the front aspect.

Bedroom two: a double bedroom with two fitted wardrobes and window to the rear aspect.

Bedroom three: a good sized third bedroom with window to the front aspect.

Bathroom: fitted with a suite comprising; WC, hand basin and bath with shower above. Partly tiled walls, heated chrome towel radiator and window to the front aspect.

Garage: situated in a block to the rear of the property with up and over door, power and light.

Front garden: driveway with off road parking for three cars, borders for planting, outside tap and an area laid to lawn sweeping round to the side of the property. Gated side access to the rear garden.

Rear garden: a secluded South facing garden with a spacious patio with slate chipping borders. Steps leading to an area laid to lawn and further patio area. The garden is enclosed by fencing with gated side access.

General: Freehold, gas to radiator central heating, Central Beds Council, double glazed throughout, mains drainage, gas, electricity and water connected, annual Southcott management charge, Council tax band: B, EPC: C.

