



Victoria Road | Linslade | Leighton Buzzard | LU7 2NT

Asking Price £550,000



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A beautifully appointed three bedroom (plus loft room) Victorian family home, which has been extended and modernised throughout just a stones throw from the train station. The accommodation includes a large living room with log burner, stunning extended kitchen dining room with French doors to the garden, two converted basement rooms perfect as play rooms/cinema room or offices, three good size bedrooms, a high spec bathroom as well as the loft room which could be a further office space. With a fantastic size garden featuring the large patio and summer house the property is still striking distance of the local park and mainline train station being around a five minute walk away.

- Immaculately presented and extended Victorian family home.
- Complete upper chain, internal viewing recommended to appreciate the space on offer.
- Three good size bedrooms.
- Skylit loft room that could be used as an office.
- Five minute walk to Leighton Buzzard train station.
- Flexible living space for the growing family and professionals working from home.
- Recently extended and newly fitted kitchen/diner, perfect entertaining space.
- Two converted ready to use basement rooms.
- Large private garden with patio, lawn and summerhouse.
- A short walk to the park, good schools for all ages and the town centre.

## Entrance Hall

Step inside, past that handsome frontage, for your welcoming hallway. In here white washed original floorboards run underfoot, with your timber staircase rising ahead, below an archway and high ceilings.

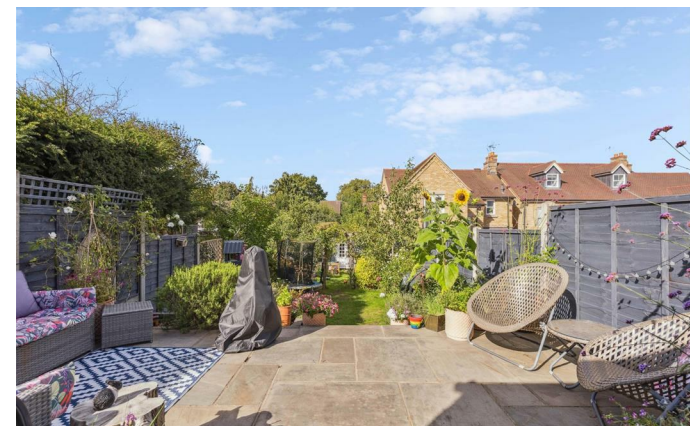
## Living Room

9'6" x 9'1" (2.9 x 2.78)

On the right is your twenty foot lounge. In here those charming original floorboards are sanded and stained to a blonde finish, natural light spills in through the front bay window and there's some charming designer wallpaper running down one wall as a feature wall. Further down, the chimney breast is home to a classic woodburner, sat on a tiled hearth below a reclaimed timber mantel.

## Lounge

11'5" x 9'10" (3.5 x 3)







## Kitchen

18'6" x 10'5" (5.65 x 3.18)

To the rear, your beautifully extended, skylit kitchen/diner. Underfoot, vintage timber gives way to sleek blonde hardwood as you step between twin flanks of royal blue cabinets, accessorised with copper fittings and sat below marbled worktops. There's a smart hexagonal backsplash running down the left hand side, and your cabinetry is home to a full suite of integrated appliances, including an extra wide chef's oven. Natural light floods in courtesy of a vaulted lantern skylight overhead and a pair of patio doors to the rear, the latter leading to your lengthy rear garden.

## Garden

Out here a nicely elevated patio descends to a substantial length of lawn, divided by an arched trellis and ending in a substantial summer house. The summer house has a further workshop space inside of it.

There is side access to the front of the property.

## WC

## Family Room

11'3" x 11'2" (3.45 x 3.42)

Down here you have a pair of sizeable, flexible spaces. Smartly finished in whites, either one is ideal for turning to use as a home workout room, cinema room, office/s, play room or guest accommodation. There's ample storage down here too.

## Play Room

11'1" x 10'0" (3.38 x 3.06)

## First Floor Landing

## Bedroom One

12'8" x 9'0" (3.87 x 2.75)

Your principal bedroom is to the front, a substantial double with bay window, soft grey carpet, chrome fixtures and a striking statement wall above the bed. There's also an elegant glass doored wardrobe.

## Bedroom Two

11'9" x 7'4" (3.59 x 2.25)

Bedroom two is another charming double with a pleasant garden view and space for wardrobes.

## Bedroom Three

11'8" x 6'9" (3.57 x 2.07)

Bedroom three is a substantial single to the rear, finished in soft carpeting and pastels, with a pleasant garden view.

## Family Bathroom

8'7" x 6'7" (2.64 x 2.02)

This is a splendid spot with both a tub and walk in rainfall shower cubicle. Stately stone metro tiling runs from floor to ceiling, with royal blue accents, smoky grey floor tiling and a classic raised bowl sink.

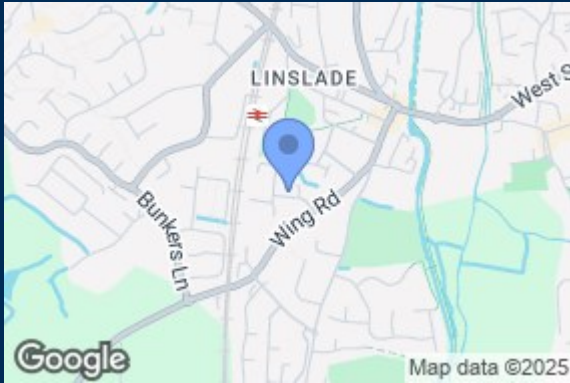
## Loft Room

17'3" x 13'9" (5.27 x 4.2)

Head up the integrated loft steps for the loft room, with skylight and vaulted ceiling. Once again this is a very flexible space, with potential uses ranging from a home office to occasional spare bedroom.

## Your Local Area

You're located in a peaceful residential area here, yet still around a 10 minute walk from the heart of Leighton Buzzard. This charming Bedfordshire market town is home to bustling nightlife, shopping opportunities and excellent transport links. In fact, Leighton Buzzard train station is three minutes on foot from your front door, and offers regular, thirty two minute direct trains to London Euston - a door to door commute many Londoners would envy. Here you'll find a wealth of open green space, blue waters and diverse nature. Tiddenfoot Leisure Centre is just as close, with swimming pools, gym, sports hall, exercise studio and squash courts. Milton Keynes is only a twenty minute drive away with all of the fantastic amenities that it offers. There are eighteen primary and secondary schools all within the short walks or drives away, and all rated 'Outstanding' or 'Good' by Ofsted.



**Ground Floor**

**First Floor**

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s only. It is not drawn to scale. Any measurements, floor ar  
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en for any error, omission or misstatement. A party must r

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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