



Grasmere Way | Linslade | Leighton Buzzard | LU7 2QB

Offers In Excess Of  
£400,000

# Grasmere Way | Linslade

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### Offers In Excess Of £400,000

A beautifully presented three-bedroom bungalow in Linslade in a quiet location offering modern finishes offered for sale with a complete chain. Bright and flexible accommodation, including a spacious living room and dining room opening to the garden. There is a modern kitchen, three good size bedrooms to bathrooms with an en-suite to bedroom one. Generous driveway parking for three cars, garage and a private rear garden.

- Well-presented three-bedroom bungalow with two modern bathrooms.
- Spacious and bright living and dining room with French doors opening onto the great size garden.
- Modern, well-equipped kitchen with excellent storage and workspace.
- Principal bedroom with built-in wardrobes and well finished en suite.
- Generous block-paved driveway providing ample off-street parking for three cars.
- Integral garage with power and lighting.
- Two further well-proportioned bedrooms, ideal for guests or home office use.
- Private, enclosed rear garden with large patio area and rear access.

#### Welcome to Grasmere Way

Set back from the road, the property enjoys an attractive frontage with a generous block-paved driveway providing ample off-street parking for three cars. The driveway is ideal for multiple vehicles and everyday convenience. The front garden has a low-maintenance planted border that adds a touch of greenery without compromising parking space. To the side, a driveway leads down towards the front door and garage/rear garden, enhancing access and usability.

#### Entrance Hall

Stepping through your front door, you are welcomed into a central entrance hall that forms the practical heart of the home. This well-laid-out space provides a clear and easy flow throughout the property, giving immediate access to all principal rooms. From the hallway, doors lead to all three bedrooms, the family bathroom, as well as the spacious living room. From the hall there are several useful storage cupboards for coats/shoes and every day essentials.

#### Living Room

19'1" x 10'1" (5.83 x 3.09)

The living room is a bright and generously proportioned open-plan space, designed for both comfortable everyday living and relaxed entertaining. The lounge area provides a cosy yet spacious setting for unwinding. The room benefits from recessed ceiling lighting, modern décor and wood-effect flooring which flows into the dining area.





## Dining Room

Zoned naturally, the dining area easily accommodates a full dining table, perfect for family meals or hosting guests. Large glazed double doors draw in an abundance of natural light and open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

## Kitchen

10'0" x 7'10" (3.06 x 2.41)

The kitchen is a stylish modern space, thoughtfully designed to maximise storage and workspace. Finished with sleek high-gloss wall and base units and contrasting dark worktops, it offers a practical space ideal for everyday cooking. Integrated and freestanding appliance space includes an electric oven with hob and extractor, dishwasher, stainless steel sink with mixer tap, and designated areas for a washing machine and tall fridge/freezer. A window to the rear allows for natural light and ventilation. Laid with light wood-effect flooring and offering direct access back into the living/dining area as well as an integral door towards the garage, the kitchen combines functionality with contemporary style.

## Garage

16'6" x 7'10" (5.04 x 2.4)

The garage offers excellent options for both secure vehicle storage and additional household storage. A key feature is its multiple access points, with entry available directly from the kitchen, the rear garden, and the front driveway, providing exceptional convenience and flexibility for day-to-day use. With an up and over door as well as power and lighting.

## Principal Bedroom

10'1" x 10'0" (3.09 x 3.05)

Bedroom one is a comfortable double bedroom, positioned to the front of the property and enjoying plenty of natural light through a large window. The room easily accommodates a double bed along with additional bedroom furniture. A particular highlight is the range of built-in wardrobes, providing excellent storage while keeping the room neat and uncluttered.

## Ensuite

The en-suite to bedroom one is a stylish shower room which is finished to a high standard. It features a walk-in shower with modern rainfall and handheld fittings, complemented by attractive tiled surrounds. Additional fittings include a wall-mounted wash basin with mixer tap, a heated towel rail and tasteful lighting.

## Bedroom Two

10'2" x 6'10" (3.1 x 2.1)

Bedroom two is a well-presented double bedroom, offering a comfortable and flexible space. The room benefits from a window to the front, allowing in good levels of natural light. There is ample space for a double bed along with freestanding furniture, and the neutral decor provides a calm backdrop ready for personalisation.

## Bedroom Three

10'0" x 7'5" (3.05 x 2.28)

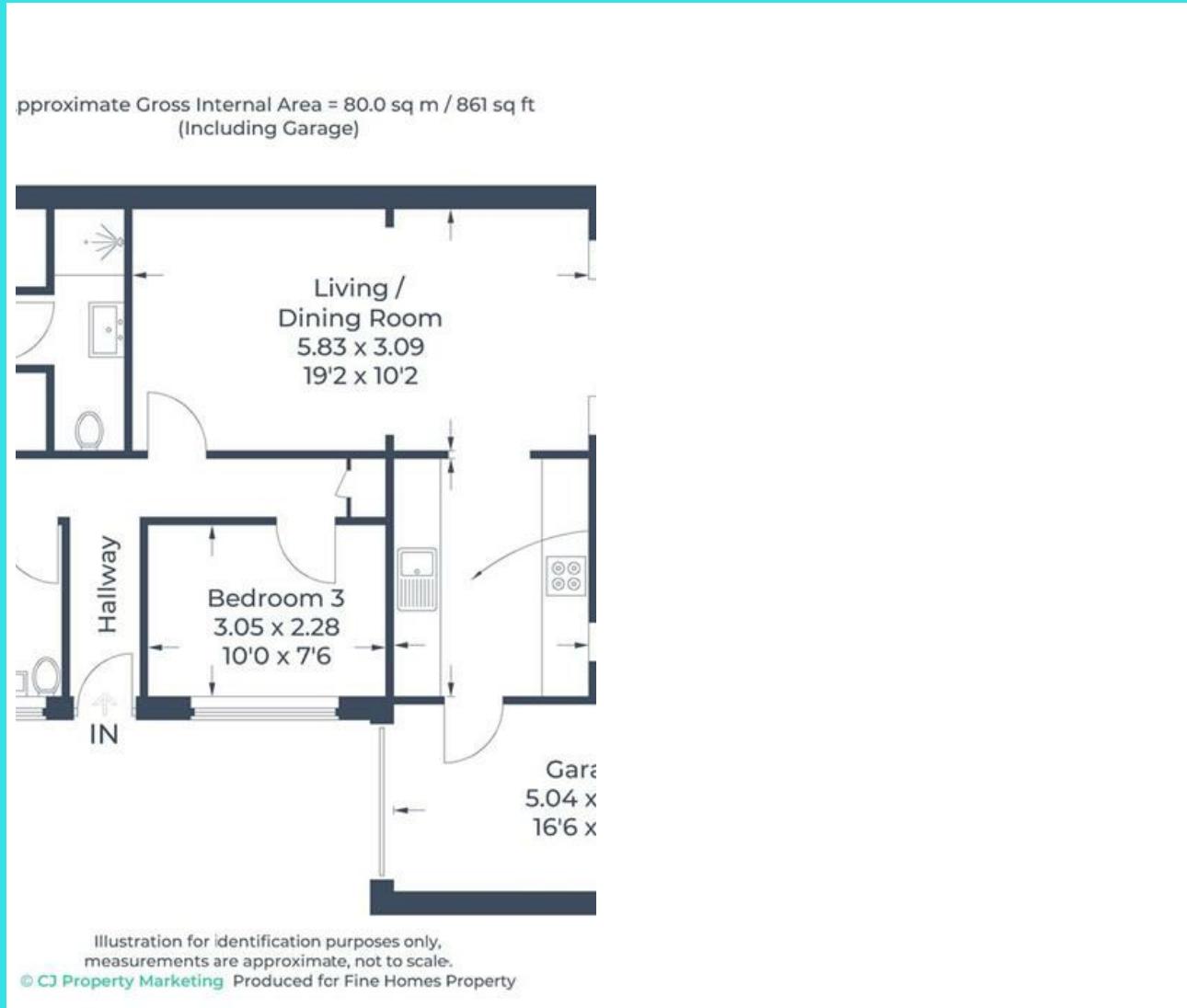
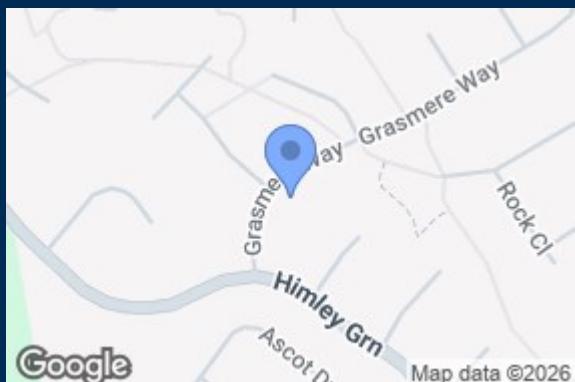
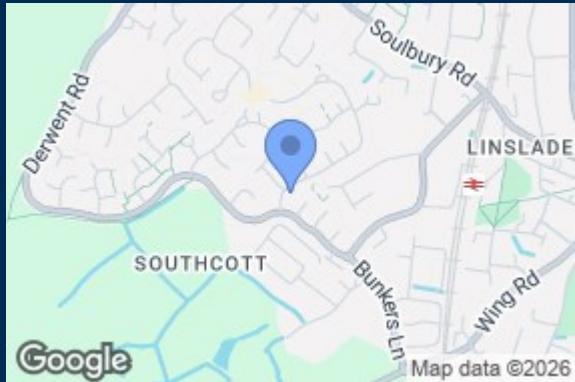
Bedroom three is a versatile space, currently used as a home office but equally suited as a bedroom. A window provides natural light and a pleasant outlook. The room offers sufficient space for a bed or desk setup alongside storage furniture, making it ideal for those needing flexible accommodation.

## Family Bathroom

The bathroom is a modern and well-finished suite. It features a panelled bath with shower over, complemented by contemporary metro-style tiled walls that create a timeless look. Additional fittings include a wash basin set within a vanity unit, a low-level WC, and recessed ceiling lighting. A window provides natural light and ventilation.

## Rear Garden

The rear garden is a generous outdoor space. Directly accessible from the living/dining room, a paved patio area provides the perfect spot for outdoor dining. Beyond the patio, the garden opens into a large central lawn. The borders are planted with a variety of shrubs and plants, adding colour and structure. Fully enclosed with timber fencing for privacy, the garden also features a useful shed and offers excellent scope for further landscaping or personalisation. There is convenient rear access from a rear gate and through the garage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/81/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81 plus)	A		
(61-81)	B		
(59-60)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
England & Wales		EU Directive 2002/81/EC	

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