



**Hawthorn Close, Linlade, Leighton Buzzard, LU7 2SA**

**welcome to**

## **Hawthorn Close, Linslade Leighton Buzzard**

NO CHAIN! Ideal project opportunity! A three-bedroom mid-terraced home with huge potential, generous rear garden, and spacious accommodation throughout. Requiring modernisation, this property is perfectly positioned close to the train station, good local schools, and everyday amenities.

### **Entrance Hall**

Single-glazed door to the front, stairs to the first floor, under stairs storage cupboard, radiator and laminate flooring. Doors to the lounge and the kitchen.

### **Lounge**

Feature fireplace, radiator and double-glazed window to the front.

### **Kitchen**

Partially tiled with a mix of wall and base units with work top over, sink with mixer tap and drainer, electric oven and electric hob with extractor fan over. Storage cupboard and door to the dining room. Double-glazed window to the rear and single-glazed door leading out to the garden.

### **Dining Room**

Fireplace, radiator and double-glazed window to the rear.

### **First Floor**

#### **Bedroom One**

Built-in storage cupboard, radiator and 2 double-glazed windows to the front.

#### **Bedroom Two**

Radiator and double-glazed window to the rear.

#### **Bedroom Three**

Built-in storage cupboard, radiator and double-glazed window to the front.

### **Bathroom**

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath. Radiator and double-glazed obscured window to the rear.

### **Outside**

#### **Outbuildings**

Utility and storage sheds.

#### **Rear Garden**

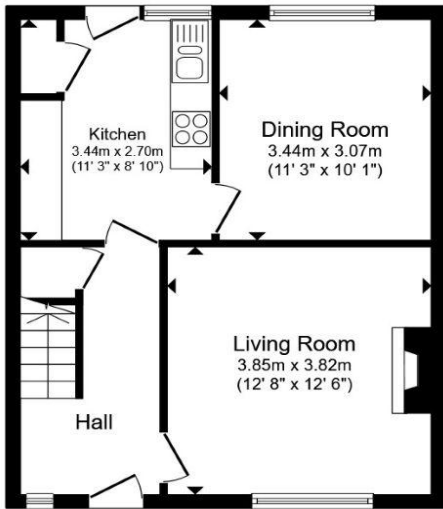
Enclosed by fencing the garden is mainly laid to lawn.

#### **Front Garden**

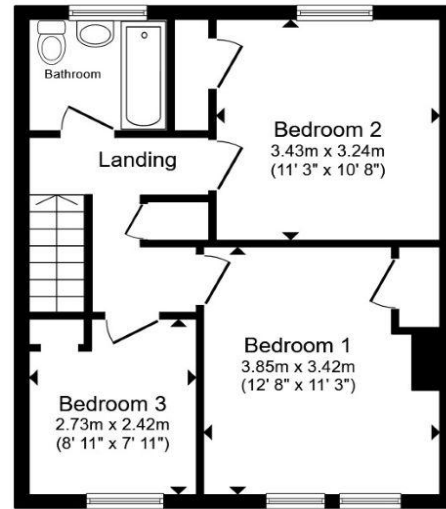
Mainly laid to lawn with a path leading to the front door.

### **Agents Note**

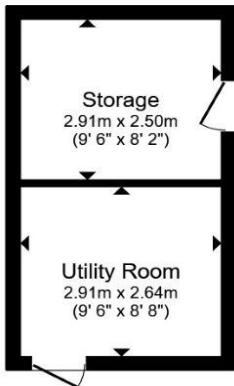
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 102.9 m<sup>2</sup> (1,107 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](http://www.propertybox.io)



**welcome to**  
**Hawthorn Close,**  
**Linslade, Leighton Buzzard**

- NO UPPER CHAIN
- PERFECT LITTLE PROJECT
- IDEAL FOR A FIRST TIME BUY
- WALKING DISTANCE TO MAINLINE STATION
- GREAT SIZE REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£300,000**



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Property Ref:  
LBZ109555 - 0005

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