



Knaves Hill, Linslade, Leighton Buzzard, LU7 2SB

welcome to

Knaves Hill, Linslade, Leighton Buzzard

Situated in the popular location of LINSLADE, within walking distance of the MAINLINE STATION and local SCHOOLS is this well-presented, mid-terrace BUNGALOW. Highlights include: spacious lounge/diner, three good sized bedrooms, inner courtyard, garage and off-road parking.

Entrance Hall

Double-glazed door to the front, radiator and double-glazed door to the courtyard. Doors to the kitchen and the lounge/diner.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, integrated electric oven and a gas hob. Space for a dishwasher, washing machine and a fridge/freezer. Double-glazed window to the side and double-glazed window to the courtyard.

Lounge / Diner

TV point, 3 radiators and double-glazed windows and Patio doors leading out to the courtyard. Space for a dining table and chairs plus a double-glazed window to the front. Door to the inner hall.

Inner Hall

Storage cupboard and doors to all bedrooms and the family bathroom. Double-glazed door to the rear.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and double-glazed windows to the rear and side.

Bedroom Two

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

Bedroom Three

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a wash hand basin set in a vanity unit, low-level WC with integrated flush, shower cubicle and a bath. Heated towel rail and a storage cupboard. Double-glazed obscure window to the courtyard.

Outside Front Garden

Block paved driveway providing off-road parking and a path leading to the front door. 2 storage cupboard and a small gravel area planted with shrubs.

Courtyard

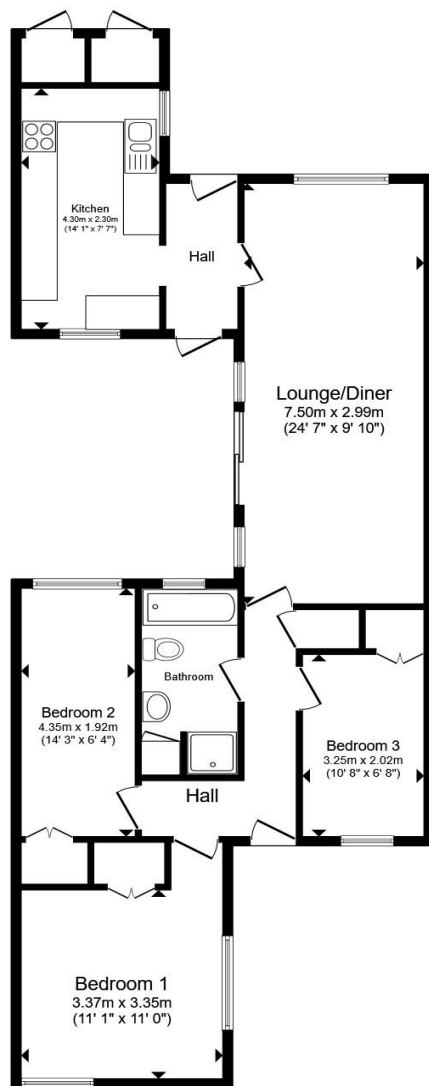
Block paved enclosed courtyard.

Rear Garden

Mainly laid with gravel and a path leading to the back door.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 81.3 m² (875 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



welcome to
Knaves Hill,
Linslade, Leighton Buzzard

- GREAT LOCATION
- THREE BEDROOMS
- GARAGE & PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- INNER COURTYARD PLUS GARDENS

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

guide price
£295,000



view this property online [brownandmerry.co.uk/Property/LBZ109920](https://www.brownandmerry.co.uk/Property/LBZ109920)



Property Ref:
LBZ109920 - 0009

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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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