



**Knaves Hill, Linslade, Leighton Buzzard, LU7 2SE**

**welcome to**

## **Knaves Hill, Linslade, Leighton Buzzard**

Situated in the popular location of LINSLADE, within walking distance of the Bluebell Woods and the TRAIN STATION is this END-OF-TERRACE family home. Highlights include: lounge, dining room, conservatory, bathroom, gardens and a garage in a block.

### **Entrance Hill**

Double-glazed door to the front and stairs to the first floor.

### **Lounge**

Electric fireplace and double-glazed window to the front. Leads into the dining room.

### **Dining Room**

Single-glazed window to the rear.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer and space for a cooker. Space for a washing machine and a fridge/freezer. Under-stairs larder cupboard and a double-glazed window to the rear.

### **Conservatory**

Conservatory of Upvc construction with double-glazed windows to the rear and side. Double-glazed doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Double-glazed window to the front.

### **Bedroom Two**

Built-in wardrobe and vanity desk. Double-glazed window to the rear.

### **Bedroom Three**

Over-stairs storage cupboard and double-glazed window to the front.

### **Bathroom**

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a handheld shower attachment. Shaver point and double-glazed obscured window to the rear.

### **Outside Front Garden**

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

### **Rear Garden**

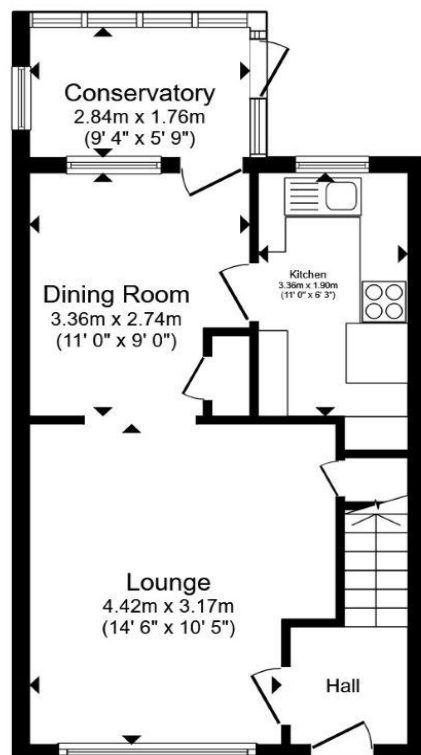
Enclosed by panel fencing is this split-level, low-maintenance garden. Laid to lawn with a patio area and shrub borders. Gated side access.

### **Garage**

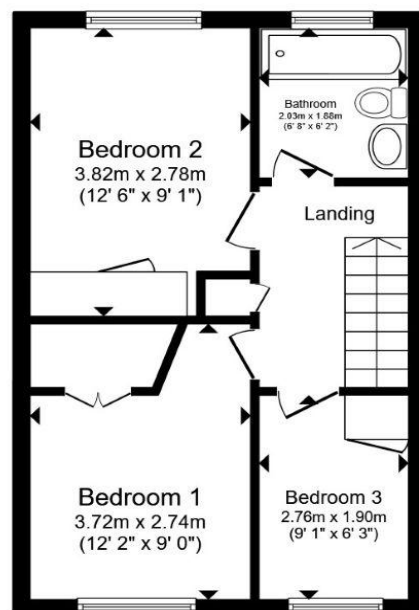
A garage with up & over door in a block.

### **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.



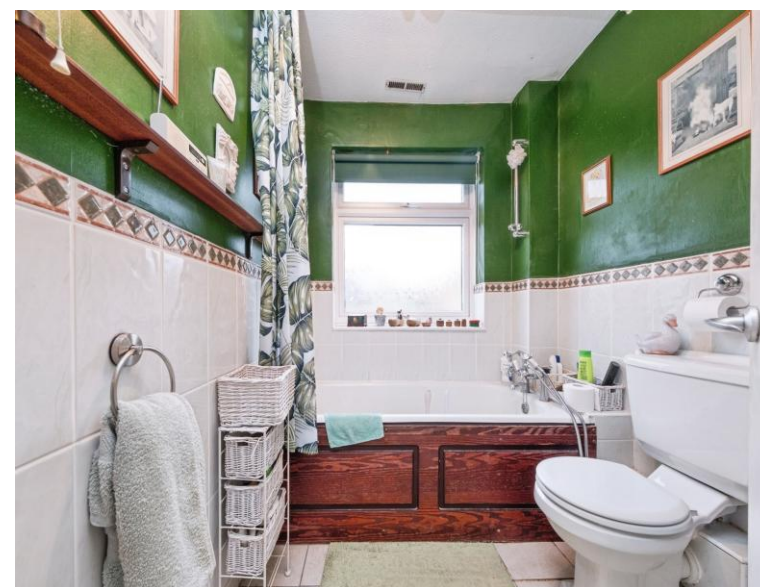
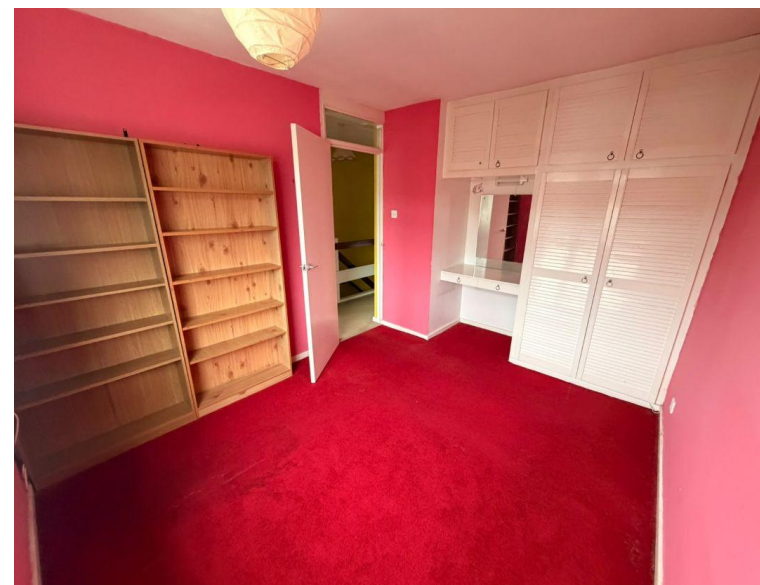
**Ground Floor**



**First Floor**

Total floor area 78.7 m<sup>2</sup> (848 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**  
**Knaves Hill,**  
**Linslade, Leighton Buzzard**

- THREE-BEDROOM END-TERRACE
- LOUNGE/DINER
- CONSERVATORY
- GARAGE EN BLOC
- RURAL VIEWS

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

guide price  
**£270,000**



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Property Ref:  
LBZ109689 - 0011

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