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154 Grasmere Way, Leighton Buzzard, LU7 2QJ



# 154 Grasmere Way, Leighton Buzzard, LU7 2QJ

Guide Price £375,000

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE WITH UNDER-STAIRS STORAGE
- PATIO DOORS CREATING INDOOR-OUTDOOR LIVING
- STYLISH AND MODERN FAMILY BATHROOM
- REAR GATE ACCESS TO LOCAL PATHWAYS AND AMENITIES
- LOCATED IN LINSLADE - A SOUGHT-AFTER AREA OF LEIGHTON BUZZARD
- OPEN-PLAN KITCHEN AND DINING AREA
- THREE WELL-PROPORTIONED BEDROOMS
- LANDSCAPED REAR GARDEN WITH PATIO SEATING AREA
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom family home is nestled within one of Leighton Buzzard's most sought-after residential areas, offering both style and practicality.

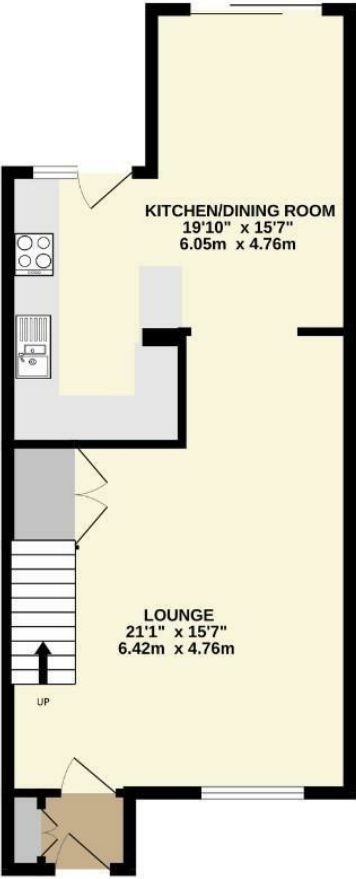
Upon entering, you are welcomed by a useful porch that leads into a spacious and inviting lounge. This impressive room features a staircase rising to the first floor, a handy under-stairs storage cupboard, and plenty of space to relax or entertain. Flowing seamlessly from the lounge is the open-plan kitchen and dining area. The kitchen is fitted with a range of wall and base units, complemented by modern work surfaces and a double-glazed door opening directly to the rear garden. The adjoining dining area is enhanced by patio doors, allowing natural light to flood the space and providing effortless access to the garden perfect for creating an indoor-outdoor lifestyle.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, two of which are generous doubles. A stylish and contemporary bathroom completes the layout, beautifully finished to a high standard.

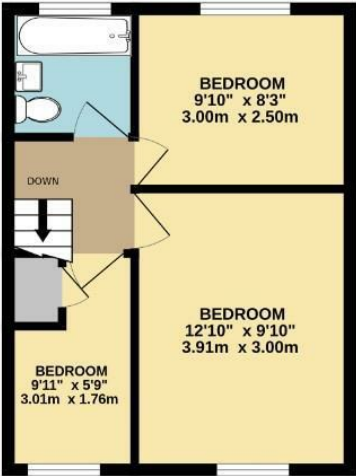
The outside space continues to impress. The landscaped rear garden is mainly laid to lawn, framed by attractive flowerbed borders, and features a patio seating area ideal for alfresco dining and summer entertaining. A rear gate provides direct access to pathways that conveniently link to surrounding parts, making this home as practical as it is charming. A garage in a nearby blocks add to this property.

In summary, the current owners have created a truly stunning home—well-maintained, thoughtfully designed, and ready to move straight into and only a short distance from the mainline station.

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.




1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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