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326 Grasmere Way, Leighton Buzzard, LU7 2QB

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Guide Price £525,000

- WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- BRIGHT DUAL ASPECT LOUNGE/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- ENCLOSED CORNER PLOT REAR GARDEN
- IDEAL FAMILY HOME CLOSE TO LOCAL AMENITIES AND SCHOOLS
- SOUGHT AFTER LINSLADE LOCATION
- FRENCH DOORS OPENING TO THE REAR GARDEN
- THREE DOUBLE BEDROOMS
- DRIVEWAY PARKING AND GARAGE
- INTERACTIVE VIRTUAL TOUR

Situated within the highly popular Linslade area of Leighton Buzzard, this well presented four bedroom detached family home occupies a desirable corner plot, offering generous outdoor space alongside versatile family accommodation.

Entry is via a welcoming entrance hall with stairs rising to the first floor. The bright and airy dual aspect lounge/dining room provides an excellent living and entertaining space, flooded with natural light and featuring French doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen/breakfast room is fitted with an array of floor and wall mounted units complemented by ample worktop space. Further benefits include two electric ovens, a five ring burner hob and space for additional appliances, making it perfectly suited for modern family life. A separate utility room enhances practicality, while a ground floor cloakroom completes the downstairs accommodation.

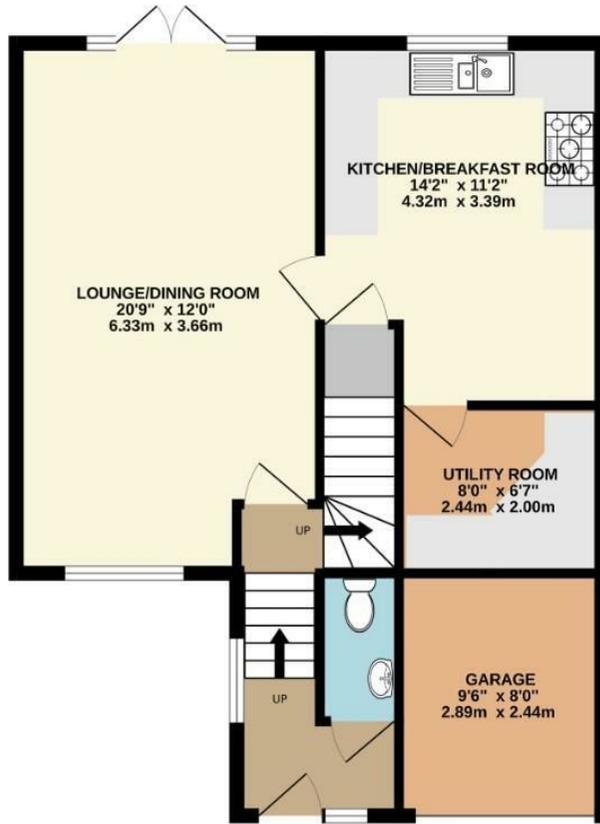
The first floor landing leads to four well proportioned bedrooms, three of which are comfortable doubles, all served by a family bathroom.

Externally, the property continues to impress with an enclosed rear garden benefitting from its corner plot position, providing additional space and privacy. The garden is mainly laid to lawn with raised flower beds and a lower patio seating area ideal for relaxing or entertaining.

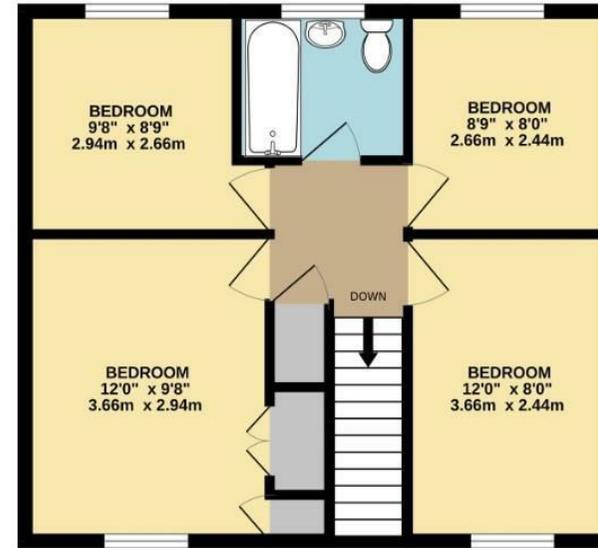
To the front, the driveway provides off road parking and access to the garage.

Overall, this spacious detached home offers an excellent opportunity for families seeking a well located property close to local schooling, amenities and mainline station.

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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 mis-statement. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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







