



Cleveland Drive | Linslade | Leighton Buzzard | LU7 2UJ

Asking Price £600,000

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We are proud to present a beautifully extended four bedroom detached family home positioned on a quiet cul-de-sac in Linslade offering a superb living space. Featuring a stunning kitchen with island, two further reception rooms and a magnificent principal bedroom suite with dressing area. Enjoying a corner plot, with a great size south-facing garden, single garage, generous driveway and within walking distance of the train station. No upper chain.

- Four bedroom detached family home in a sought after location.
- Stunning kitchen with central island and adjoining utility area.
- Magnificent principal bedroom suite with dressing room and en suite.
- South-facing rear garden corner plot enjoying excellent natural light.
- Integral single garage with power and lighting, plus ample driveway parking.
- Extended to provide a spacious and luxurious living area.
- Large sitting/dining room plus two further generous reception rooms.
- Three additional well-proportioned bedrooms served by a well fitted family bathroom.
- Corner plot position offering privacy and a generous outdoor space.
- Quiet cul-de-sac location within walking distance of the train station. No upper chain.

#### Welcome to Cleveland Drive

The property is approached via a generous block-paved driveway providing ample off-road parking and access to an integral single garage with electric roller door. To the front, there is a neatly maintained lawn with established planting and a mature tree. The property occupies a good-sized corner plot with a private driveway and a well-presented frontage.

#### Entrance Hall

A bright and welcoming entrance hall features an attractive wood-effect flooring and neutral décor, creating an immediate sense of space and light. The hall benefits from a stylish radiator cover, ceiling light point and provides a pleasant flow through to the main living accommodation. A wide opening leads into the kitchen/dining area, enhancing the open and sociable feel of the ground floor.

#### Downstairs Cloakroom

The entrance hall also provides access to a convenient downstairs cloakroom, fitted with a low-level WC and wash hand basin.





### Kitchen

16'2" x 14'2" (4.93 x 4.34)

A stylish and well-appointed kitchen fitted with a comprehensive range of wood-effect wall and base units, complemented by sleek dark work surfaces and tiled flooring. The kitchen features a large central island with breakfast bar seating, providing an ideal space for casual dining and entertaining. Integrated and freestanding appliances include a range-style cooker with extractor hood, ample storage and preparation space, while recessed ceiling spotlights and dual aspect windows allow plenty of natural light, creating a bright and sociable hub of the home.

### Sitting/Dining Room

23'5" x 21'3" (7.14 x 6.5)

A spacious and versatile sitting/dining room offering excellent natural light from multiple windows and patio doors opening directly onto the rear garden. The room features attractive wood-effect flooring, neutral décor and ceiling light point. There is ample space for both comfortable seating and a full-size dining table, making it ideal for family living and entertaining, with a seamless flow between indoor and outdoor spaces.

### Utility Room

Off the kitchen is a useful utility room providing additional storage and space for appliances, with access through to the garage and garden.

### Garage and Parking

20'4" x 8'7" (6.22 x 2.64)

The property benefits from an integral single garage fitted with power and lighting, providing secure parking or additional storage. To the front, a generous driveway offers ample off-road parking for multiple vehicles.

### Garden

The property enjoys a generous south-facing rear garden, benefitting from excellent levels of natural sunlight throughout the day. Occupying a desirable corner plot position, the garden offers a good degree of privacy and an open feel. Laid mainly to lawn with a paved patio area, it provides ideal space for outdoor dining, entertaining and family use, with enclosed fencing to the boundaries and direct access from the rear of the property.

### Landing

The landing offers access to all four well-proportioned bedrooms along with the family bathroom.

### Principal Bedroom

14'9" x 13'10" (4.52 x 4.24)

A generous and well-presented principal bedroom featuring neutral décor, fitted carpet and excellent natural light from windows and a skylight. The room benefits from a useful dressing area providing additional storage space and leads through to a modern en suite shower room, creating a comfortable and private main bedroom suite.

### Principal Bedroom Dressing Room and Ensuite

A modern and well-appointed en suite shower room fitted with a contemporary walk-in shower featuring a rainfall shower head and glazed screen. The suite is complemented by a wash hand basin, chrome heated towel rail, stylish tiled walls and recessed ceiling lighting, with a window providing natural light and ventilation.

### Bedroom Two

12'9" x 10'7" (3.91 x 3.25)

A well-proportioned double bedroom featuring neutral décor and two windows providing plenty of natural light. The room benefits from built-in sliding wardrobes offering excellent storage.

### Bedroom Three

11'6" x 10'7" (3.53 x 3.23)

A bright and well-proportioned bedroom featuring neutral décor, fitted carpet and two windows allowing plenty of natural light. The room offers ample space for bedroom furniture.

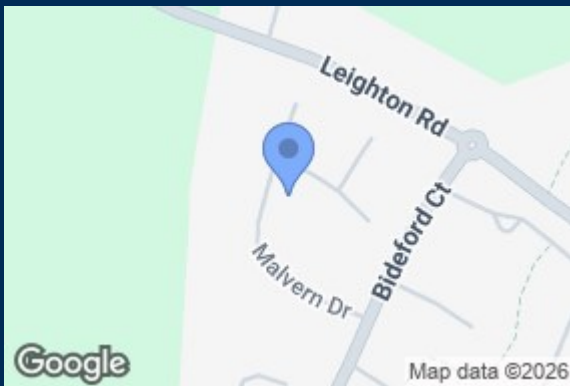
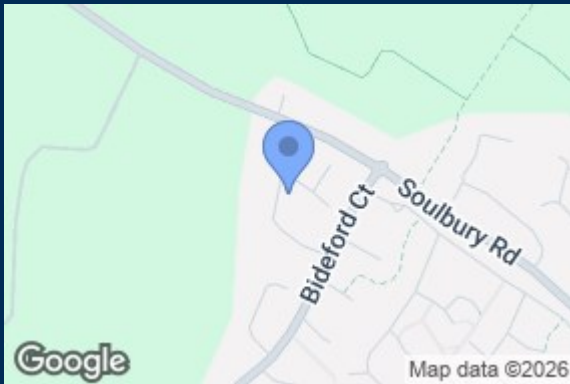
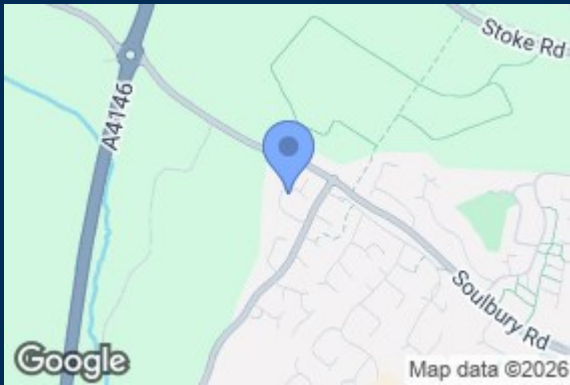
### Bedroom Four

7'10" x 7'3" (2.41 x 2.21)

A versatile bedroom currently arranged as a home office, featuring neutral décor and a window providing natural light. This room would suit a variety of uses including a study, nursery or occasional bedroom, offering flexible accommodation to meet modern living needs.

### Family Bathroom

A well-appointed family bathroom fitted with a modern white suite comprising a panelled bath with shower over and glazed screen, wash hand basin with vanity storage and a low-level WC. The room is finished with neutral tiled walls, a heated towel rail and benefits from a frosted window providing natural light and ventilation.



Approximate Gross Internal Area  
 Ground Floor = 88.7 sq m / 955 sq ft  
 First Floor = 73.5 sq m / 791 sq ft  
 Total = 162.2 sq m / 1,746 sq ft  
 (Including Garage)



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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