



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.

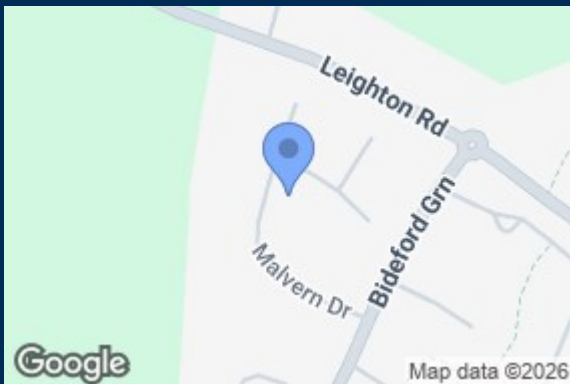
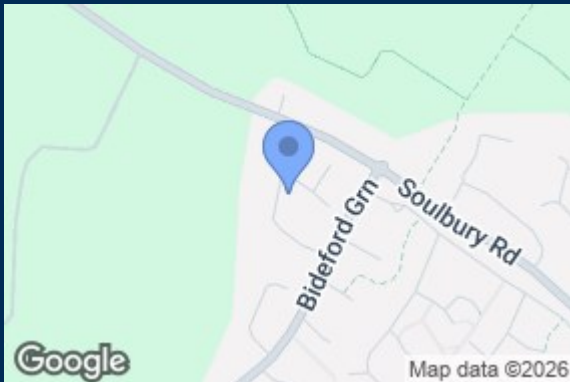
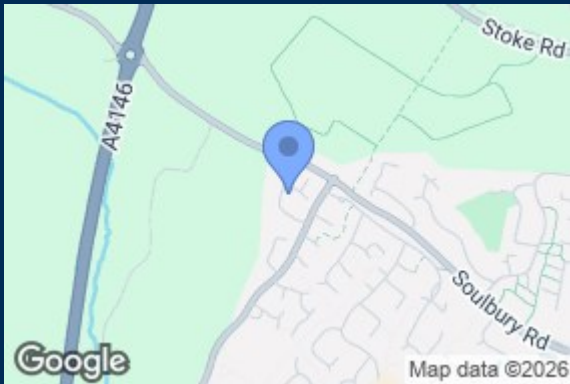
Bedroom Four

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
Very environmentally friendly - lower CO ₂ emissions					
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) 70 83					
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	
		A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) 70 83			

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