



Maree Close | Linslade | Leighton Buzzard | LU7 2XG

Asking Price £675,000

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We are delighted to present an extended five double bedroom family home with three spacious reception rooms including a stunning open plan kitchen dining family room, plus living room and separate family room. Situated on a cul-de-sac in Linslade backing onto green space, and while being just a short walk to local schools and the train station. Enjoying a landscaped garden with lawn plus decking as well as a garage and driveway parking. An internal viewing is highly recommended.

- A beautifully presented extended five bedroom detached family home in Linslade.
- Stunning modern open-plan kitchen/breakfast/dining room.
- Useful utility room with storage and plumbing for appliances.
- Private landscaped rear garden with lawn, decked seating areas and borders all backing onto green space.
- Approximately 1.870 sq ft in living space, including a garage.
- Large sitting room and additional family room, extensive living spaces.
- Principal bedroom with fitted wardrobes and en-suite shower room.
- Four further double bedrooms and a modern family shower room.

Welcome to Maree Close

Located on the sought-after Maree Close in Linslade, this five bedroom detached family home is positioned within a quiet cul-de-sac of just 10 houses. The property offers spacious accommodation, a garage, and off-road parking for a minimum of three vehicles. To the front, the property benefits from a block paved driveway leading to the integral garage with roller door, alongside a side access gate and planted borders.

Entrance Hall

The entrance hall provides access to the sitting room, kitchen/breakfast/dining room and downstairs cloakroom. There is wood-effect flooring, space for under stairs storage and stairs rising to the first floor landing. The hallway has a front aspect window allowing natural light into the space.

Downstairs Cloakroom

A downstairs cloakroom is positioned off the entrance hall by the front door, and is fitted with a wash basin and WC.





Sitting Room

15'3" x 14'7" (4.65 x 4.47)

The sitting room is a well-proportioned reception room positioned to the front of the property, with a large bay window overlooking the driveway and allowing plenty of natural light into the room. The focal point is the feature fireplace with inset log burner, slate hearth and wooden mantel. The room offers ample space for multiple seating arrangements. Double doors lead through to the family room at the rear, providing an open flow between the reception areas, while still allowing the spaces to be separated when required.

Family Room

11'8" x 10'9" (3.58 x 3.3)

The family room is positioned to the rear of the property and provides an additional reception space with views over the garden. The room features wood-effect flooring and bi-fold doors opening directly onto the rear decking, creating a seamless connection between the indoor and outdoor spaces. There is ample space for seating and entertainment furniture, making it a versatile room suitable for everyday family use. Double doors connect through to the sitting room, allowing the reception areas to flow together when required, while still offering separation between the spaces.

Kitchen/Family/Dining Room

26'2" x 17'10" (7.98 x 5.46)

The kitchen/breakfast/dining room forms the centrepiece of the home, providing a substantial open-plan living space extending across the rear of the property. The kitchen is fitted with a range of contemporary gloss wall and base units complemented by extensive work surfaces and a central island with additional preparation space and storage. Integrated appliances include double Bosch ovens, a five-ring gas hob with extractor hood above, inset sink and drainer, fridge and dishwasher while the breakfast bar offers informal seating for several people. The room benefits from vaulted ceilings with Velux windows, recessed lighting and wood-effect flooring throughout, creating a bright environment with excellent natural light. To the rear, the dining and seating areas provide ample space for a large dining table and additional lounge furniture, making the room a true multi-functional family hub. Large bi-fold doors open directly onto the rear decking and garden. Windows overlooking the garden further enhance the light throughout the space, while the open layout provides flexibility. Access to the utility room is positioned just off the kitchen area, and the room also connects through to the family room.

Utility Room

The utility room is fitted with matching wall and base units alongside additional work surface space and room for laundry appliances. Positioned just off the kitchen, the room provides practical storage and utility space while keeping household appliances separate from the main living areas. A side aspect window allows natural light into the room.

Landing

The first floor landing provides access to all five bedrooms and the family bathroom. There is also access to a loft hatch above.

Principal Bedroom

21'5" x 11'1" (6.55 x 3.4)

Bedroom one is a spacious double room positioned at the front of the property. The room includes fitted mirrored wardrobes providing built-in storage, along with space for additional bedroom furniture. A ceiling fan has been fitted.

Ensuite

The en-suite shower room is fitted with a walk-in shower enclosure, WC and wash hand basin with storage below. Fully tiled walls, a heated towel rail, mirrored storage cabinets and a Velux window lets in natural light completing this high specification practical space.

Bedroom Two

11'8" x 8'5" (3.56 x 2.59)

Bedroom two is a double bedroom overlooking the rear garden, with space for freestanding furniture. The room includes a ceiling fan and large window providing plenty of natural light.

Bedroom Three

13'8" x 8'0" (4.19 x 2.44)

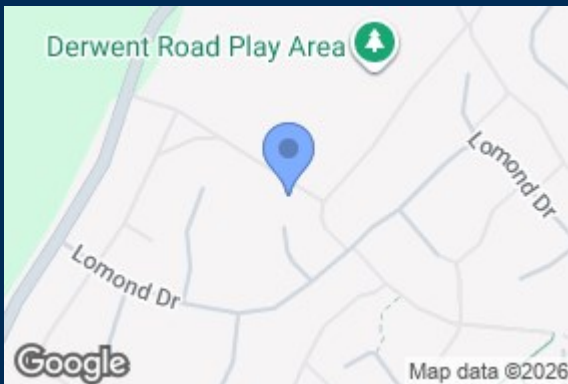
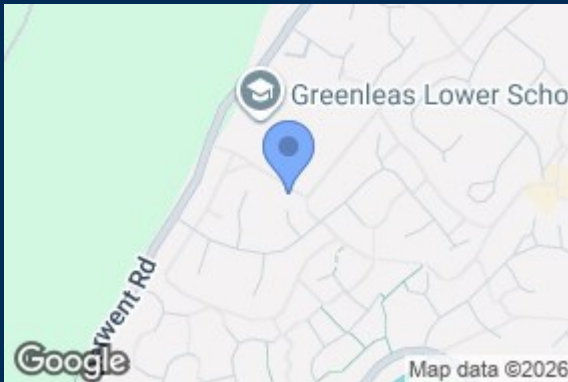
Bedroom three is a further double bedroom positioned at the front of the property. The room includes space for freestanding furniture. A ceiling fan and large window provide good natural light and ventilation.

Bedroom Four

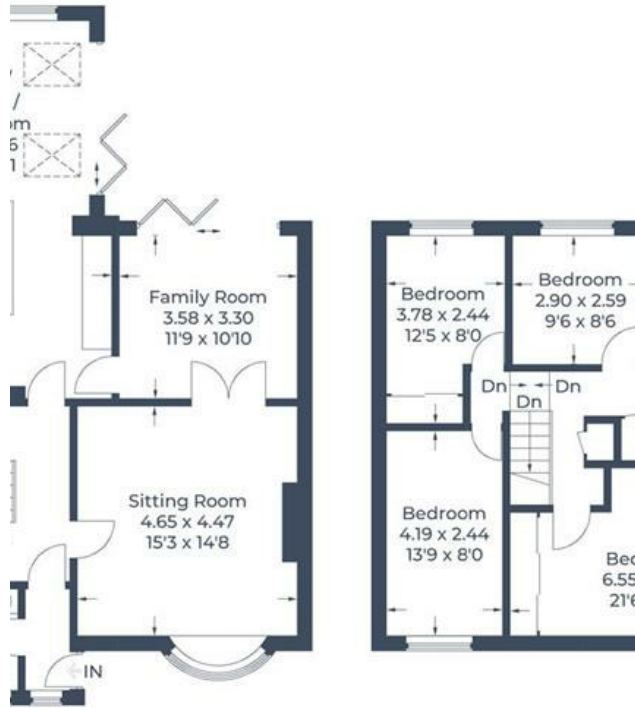
12'4" x 8'0" (3.78 x 2.44)

Bedroom four is a double bedroom overlooking the rear garden, with fitted mirrored wardrobes providing built-in storage. The room includes space for additional furniture. A large window allows for good natural light.





Approximate Gross Internal Area
 Ground Floor = 100.4 sq m / 1,081 sq ft
 First Floor = 73.3 sq m / 789 sq ft
 Total = 173.7 sq m / 1,870 sq ft (Including Garage)



First Floor

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	
Very energy efficient - lower running costs (92-100) 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	73	79	Very environmentally friendly - lower CO ₂ emissions (92-100) 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
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