



Summerleys, Edlesborough, LU6 2HR
Asking price £500,000

Sears & Co
estate & letting agents

A rare opportunity to purchase this re modelled and extended, four bedroom detached property situated on Summerleys in the desirable village of Edlesborough. The ground floor layout comprises an entrance hallway, downstairs w/c, 17FT living room, 23FT open plan reception space with luxuriously appointed kitchen, utility room and a bedroom. The first floor is occupied by the principal bedroom with an open plan en suite, two further bedrooms and a family bathroom. Externally the property includes driveway parking to the front and a low maintenance rear garden with covered seating area. Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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Front Door

Entrance Hallway

Built in foot mat. Wood flooring. Vertical radiator. Under stairs storage. Recessed down lighting. Access to the downstairs w/c, living room and open plan reception space. Stairs rising to the first floor accommodation.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a cabinet enclosed wash hand basin. Chrome heated towel rail. Wood flooring. Tiling to splash back area. Tiled feature wall. Recessed down lighting.

Living Room

Two double glazed windows. Wood flooring. Media wall with storage and electric fire. (TV not included) Vertical radiator.

Kitchen Area

Fitted with a range of eye and base level units

with quartz marble effect work surfaces over also forming up stands and an island. Inset sink unit with mixer tap. Built in oven, hob and extractor over. Integrated dishwasher and slim wine cooler. Space for a free standing American fridge/freezer. Wood flooring. Vertical radiator. Tiling to splash back areas. Recessed down lighting. Open plan to the rest of the open plan reception space.

Open Plan Reception Space

Bi folding doors leading to the garden. Two vertical radiators. Wood flooring. built in media bench/storage. Feature tiled wall with wood effect tiling. Access to the utility room and ground floor bedroom.

Utility Room

Fitted with some storage units with a work surface over. Sink and drainer unit with mixer tap. Space for a stacked washing machine and tumble dryer. Wood flooring. Extractor fan. Recessed down lighting.

Ground Floor Bedroom

Double glazed window. Radiator. Wood effect flooring.

First Floor Landing

Double glazed window. Radiator. Access to the loft. Access to the three bedrooms and family bathroom. Store cupboard.

Bedroom

Double glazed window. Radiator. Wood effect flooring. open plan to the en suite area.

En Suite Area

Double glazed window. Fitted with a wet room style shower area, enclosed cistern w/c and a

vanity unit with mixer tap. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Bedroom

Double glazed window. Radiator. Wood effect flooring.

Family Bathroom

Double glazed window. Refitted with a three piece suite to include a panel enclosed bath with glass screen and shower over, vanity wash hand basin with mixer tap and a low level w/c. Tiled flooring. Partially tiled walls. Chrome heated towel rail. Recessed down lighting.

To The Front

An area of hard standing providing parking. Gated access to the garden.

To The Rear

A private garden arranged with an area of artificial lawn and covered seating area with adjoining store shed. Gated side access. Enclosed primarily by timber fencing. Outside tap.

Buyers Information

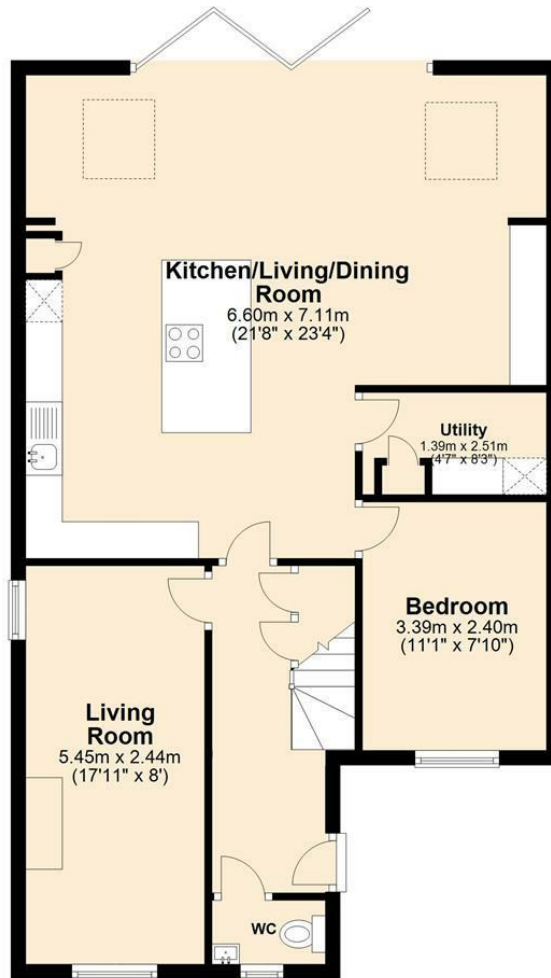
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.





Ground Floor

Approx. 77.4 sq. metres (832.9 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 129.6 sq. metres (1395.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		