



Church Lane, Eaton Bray, LU6 2DJ
Asking price £530,000

Sears & Co
estate & letting agents



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Sears & Co

** NO UPPER SALES CHAIN **

A RARELY AVAILABLE, detached bungalow offering significant potential to extend subject to the necessary permissions situated on one of Eaton Bray's most EXCLUSIVE roads.

Accommodation currently comprises an entrance hallway, SPACIOUS LIVING ROOM, dining area, kitchen, two well proportioned bedrooms and a family bathroom.

Externally the property has the added benefit of DRIVEWAY PARKING, a garage and a delightful rear garden backing onto open fields. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Entrance Hallway

Airing cupboard. Access to the living room, kitchen, bathroom & both bedrooms.

Living Room

Two double glazed windows. Fire place. Radiator. Archway to the dining area.

Dining Area

Double glazed window. Double glazed sliding doors to the garden. Radiator.

Kitchen

Double glazed window. Door leading to the side aspect. Fitted with a range of eye and base level units with work surfaces over. Built in oven, hob and extractor over. Space for a free standing fridge/freezer. Stainless steel sink and drainer unit with mixer tap. Radiator. Tiled walls. Vinyl style flooring.

Lean-To

Door leading to the garden. Courtesy door to the garage. Space for a washing machine.

Bedroom One

Double glazed window. Radiator. Fitted with a range of built in bedroom storage.

Bedroom Two

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and low level w/c. Tiled walls. Shaver point.

To The Front

An area of partly enclosed frontage laid with lawn and block paving providing driveway parking. Access to the front door, garage and side access to the garden.

Garage

Accessed via a garage door to the front and a courtesy door from the lean-to.

To The Rear

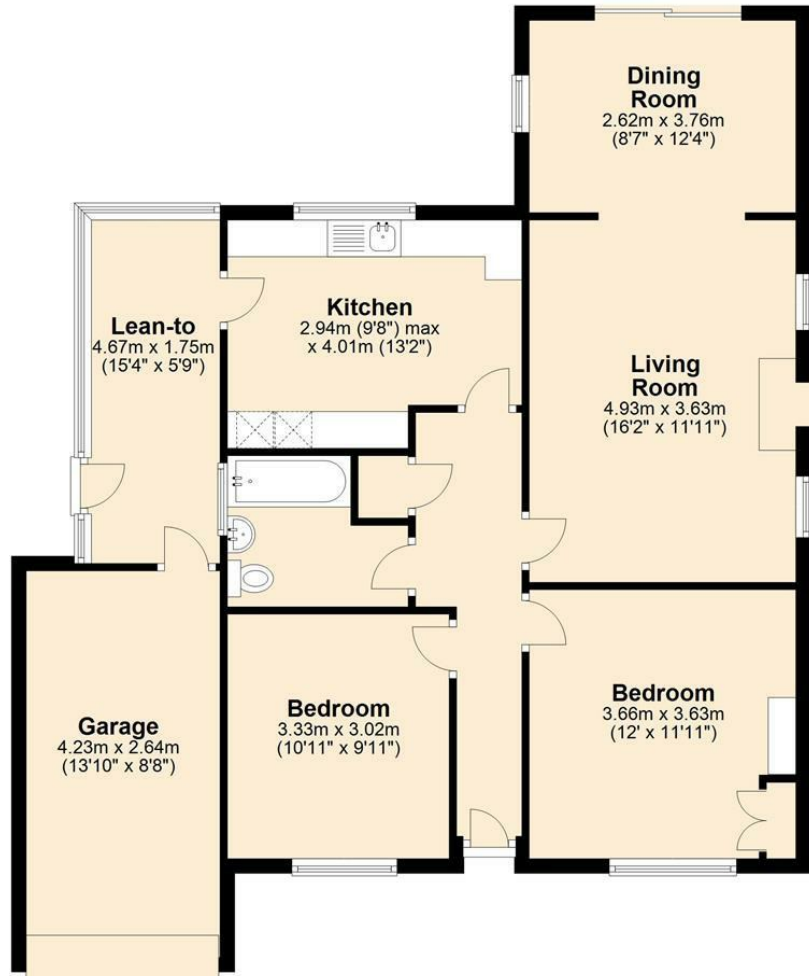
A private garden backing onto fields arranged with areas of patio, lawn and some mature planting enclosed by timber panel fencing and hedging. Outside tap.





Ground Floor

Approx. 97.5 sq. metres (1049.7 sq. feet)



Total area: approx. 97.5 sq. metres (1049.7 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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		