



**Summerleys, Edlesborough, LU6 2HR**  
**Asking price £250,000**

**Sears & Co**  
estate & letting agents

This pretty two bedroom character cottage is situated on Summerleys in the picturesque village of Edlesborough. Accommodation includes a living room with log burner, kitchen, refitted shower room and two bedrooms. Externally this freehold property further benefits from front and rear gardens. Contact sole appointed selling agents Sears & Co to arrange a viewing. Council tax band C.

### Front Door

### Living Room

Double glazed window. Radiator. Log burner. Wood effect flooring. Access to the kitchen.

### Kitchen

Double glazed window. Double glazed door leading to the garden. Fitted with a range of eye and base level units with work surfaces over. Space for a free standing slim oven, washing machine and low level fridge. Tiling to splash back areas. Tiled flooring. Sink and drainer unit with mixer tap. Radiator. Stairs rising to the first floor accommodation.

### First Floor Landing

Access to two bedrooms, shower room and the loft. Store cupboard.

### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window. Radiator. Store area.

### Shower Room

Refitted with a three piece suite to include a 'quadrant' shower enclosure, corner w/c and a pedestal wash hand basin. Tiling to splash back areas. Tile effect flooring. Radiator. Extractor fan.

### To The Front

An area of front garden partly enclosed by hedging.

### To The Rear

A private garden with an area of hard standing leading to a block paved patio with some planted borders. Enclosed primarily by timber panel fencing.

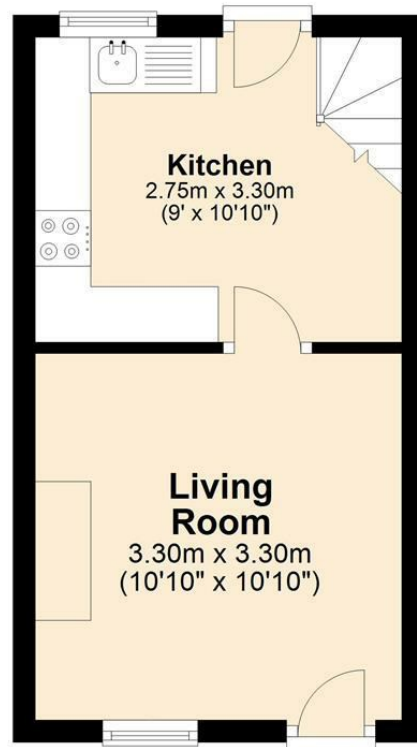


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

## Ground Floor

Approx. 20.3 sq. metres (218.3 sq. feet)



## First Floor

Approx. 20.6 sq. metres (221.4 sq. feet)



**Total area: approx. 40.9 sq. metres (439.7 sq. feet)**

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

