



Bower Lane, Eaton Bray, LU6 1RB
Asking price £425,000

Sears & Co
estate & letting agents

A WELL PRESENTED three bedroom semi detached family home, situated in this popular position on Bower Lane, Eaton Bray, LU6 with DELIGHTFUL VIEWS over the neighbouring countryside. Accommodation comprises an entrance hallway, w/c, OPEN PLAN living and dining areas, WELL APPOINTED kitchen, conservatory, three first floor bedrooms and a REFITTED family bathroom. Externally the property further benefits from DRIVEWAY PARKING, private rear garden and a GARAGE. Council tax band D. Contact SOLE appointed selling agents Sears & Co to arrange your viewing.

Front Door

Entrance Area

Double glazed window. Radiator. Recessed down lighting. Tiled flooring. Access into the w/c. Access into the living area.

W/C

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

Living Area

Double glazed window. Two radiators. Stairs rising to the first floor accommodation. Understair storage cupboard. Tiled flooring. Open plan into the dining area.

Dining Area

Double glazed doors leading into the conservatory. Radiator. Tiled flooring. Open plan into the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with electric hob and extractor over. Space for a free standing

fridge freezer, dishwasher and washing machine. Partial tiling to splash back areas. Stainless steel sink with drainer unit and mixer tap. Tiled flooring. Recessed down lighting.

Conservatory

Double glazed windows. Double glazed doors leading to the rear garden. Radiator. Tiled flooring.

First Floor Landing

Access into all rooms. Access into the loft.

Bedroom One

Double glazed window. Radiator.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece white suite to include a 'p' shaped shower bath and glass screen, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan. Recessed down lighting.

To The Front

An area of block paving providing driveway parking. Outdoor tap. Outdoor light. Gated side access.

To The Rear

A private garden arranged with areas of patio and lawn. Gated side access. Enclosed by timber panel fencing and part wall. Access into the garage.

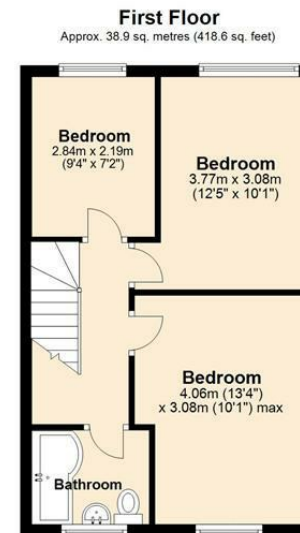
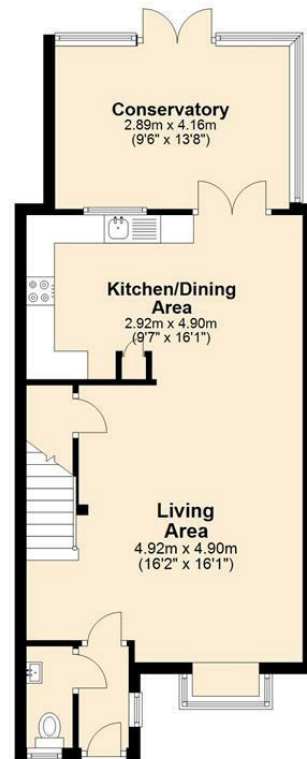
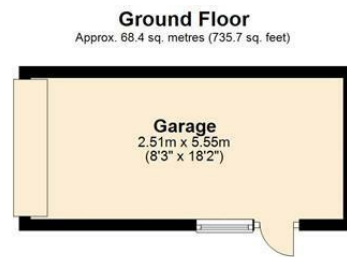
Garage

Double glazed door. Double glazed window. Electric up and over door. Power and lighting.



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www.searsandco.co.uk call: 01442 254 100



Total area: approx. 107.2 sq. metres (1154.3 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.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

