



**Summerleys, Edlesborough, LU6 2HR**  
**Asking price £325,000**

**Sears & Co**  
estate & letting agents



**\*\*NO UPPER SALES CHAIN\*\*** A HANDSOME two bedroom cottage situated in this popular position on Summerleys, Edlesborough, LU6. Accommodation comprises a living area with bay window, dining area, WELL APPOINTED kitchen, two first floor DOUBLE BEDROOMS and a REFITTED family bathroom with a four piece white suite. Externally the property further boasts a LOW MAINTENANCE private rear garden and PARKING located at the rear of the property. Council tax band C. Contact SOLE appointed selling agents to arrange your viewing.

### Front Door

### Living Area

Double glazed bay window. Radiator. Wood effect flooring. Storage cupboard. Open plan into dining area.

### Dining Area

Wood effect flooring. Built in storage cupboard. Radiator. Stairs rising to the first floor accommodation. Under stair storage cupboard. Double doors into the kitchen.

### Kitchen

Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units also forming an island with work surfaces over. Freestanding range style oven. Freestanding fridge/freezer. Integrated dishwasher. Integrated washing machine. One and a quarter ceramic sink with drainer unit and mixer tap. Tiling to splash back areas. Recessed down lighting.

### First Floor Landing

Access into all rooms. Access into the loft.

### Bedroom One

Double glazed window. Radiator.

### Bedroom Two

Double glazed window. Radiator.

### Family Bathroom

Fitted with a four piece suite to include a panel enclosed bath with shower attachment, shower enclosure, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Radiator. Recessed down lighting.

### To The Rear

A private garden arranged with areas of patio and lawn. Gated access. Enclosed by timber panel fencing. Parking area located to the rear of the property accessed via the nearby access road.

### To The Front

An area of front garden laid with patio.

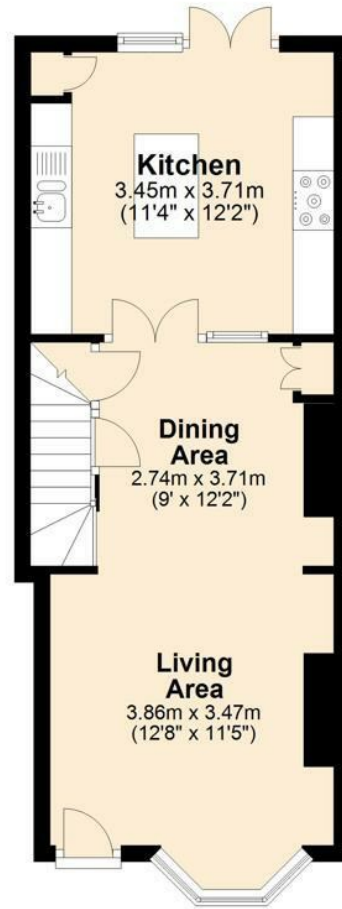


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## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 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             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



