



St. Marys Glebe, Edlesborough, LU6 2RB
Asking price £775,000

Sears & Co
estate & letting agents



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Sears & Co

An extended and well proportioned four bedroom, three bathroom, detached family home with accommodation spanning in excess of 2200 sqft situated in this prime position on St Marys Glebe in the exclusive village of Edlesborough.

The layout comprises an entrance porch, entrance hallway, well appointed living room, 23ft kitchen/breakfast room, useful utility room, dining room, family room, downstairs refitted shower room, principal bedroom with en suite shower room, three further bedrooms and a family bathroom with a four piece suite.

Externally the property further boasts driveway parking, an area of front garden currently utilised as a wild flower garden and a delightful private rear garden. Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Double glazed window. Access to the entrance hallway.

Entrance Hallway

'Karndean' flooring. Radiator. Stairs rising to the first floor accommodation. Access to the shower room, family room, kitchen/breakfast room and living room.

Living Room

Two double glazed bow windows. Two radiators. 'Karndean' flooring. Ornate feature fireplace with wooden surround and stone hearth.

Kitchen/Breakfast Room

Double glazed window. Double glazed doors leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over also

forming upstands. Integrated 'Smeg' oven. Integrated microwave. Integrated dishwasher. Space for a freestanding fridge freezer. Space for a freestanding range oven. One and a half bowl stainless steel sink with drainer unit and mixer tap. Partial tiling to splash back areas. Tiled flooring. Recessed down lighting. Access to the dining room and utility room.

Utility Room

Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding washing machine and tumble dryer. Tiled flooring. Recessed down lighting. Cupboard housing the boiler.

Dining Room

Double glazed bi folding doors leading to the rear garden. Radiator. 'Karndean' flooring.

Family Room

Double glazed bow window. Radiator. Feature fireplace with wooden surround and stone hearth. 'Karndean' flooring. Access to the family room.

Shower Room

Fitted with a three piece suite to include a quadrant shower enclosure, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Radiator. Extractor fan.

First Floor Landing

Double glazed window. Radiator. Access to the loft. Access to the family bathroom and four bedrooms.

Principal Bedroom

Two double glazed windows. Two radiators. Fitted wardrobes. Storage cupboard. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece

suite to include an oversized quadrant shower enclosure, wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Recessed down lighting.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator. Storage cupboard. Built in wardrobe.

Bedroom

Double glazed window. Radiator. Built in wardrobe.

Family Bathroom

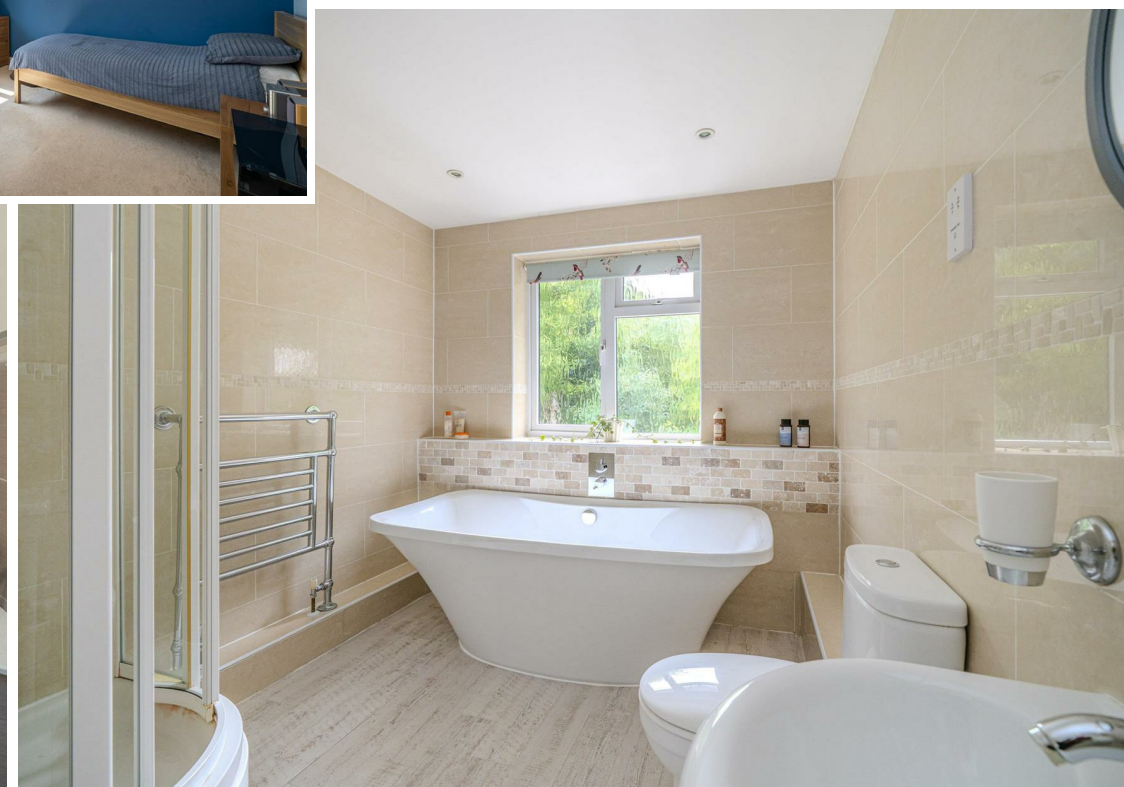
Double glazed window. Fitted with a four piece suite to include an oversized bath, quadrant shower enclosure, pedestal wash hand basin and a low level w/c. Wood effect flooring. Recessed down lighting. Airing cupboard. Chrome heated towel rail. Extractor fan. Radiator.

To The Front

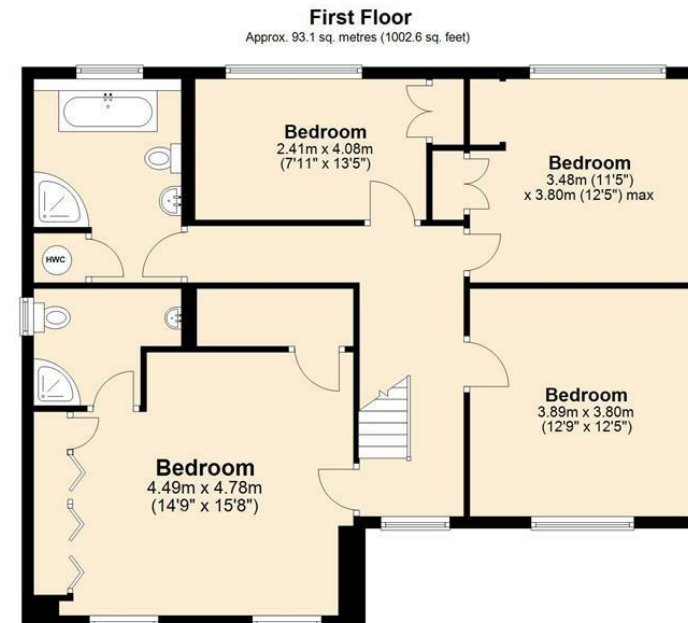
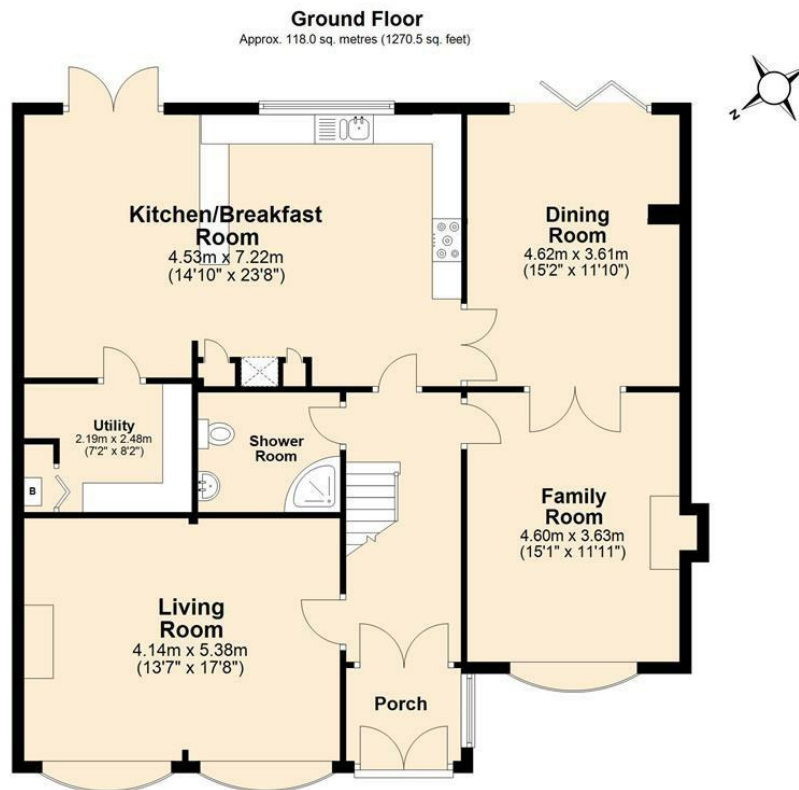
An area of block paving providing driveway parking. An area of front garden currently laid with wild flowers. Gated side access.

To The Rear

A private garden arranged with areas of patio and lawn. Planted beds. Summer house with lighting. Shed. Enclosed by timber panel fencing and part walled. Outside power. Outside lighting. Gated side access.







Total area: approx. 211.2 sq. metres (2273.2 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		
69-80	C		
55-68	D	61 D	76 C
39-54	E		
21-38	F		
1-20	G		