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**FOR SALE**

**Connells**

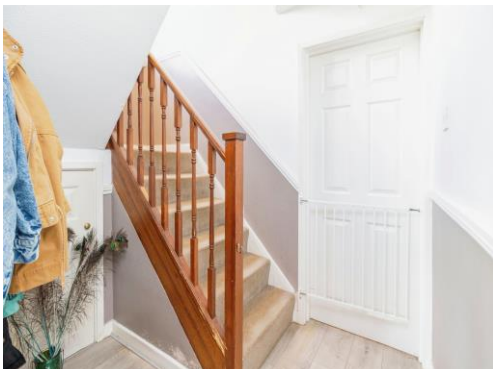
Summerleys  
Edlesborough Dunstable



# Summerleys

## Edlesborough Dunstable LU6 2HR

for sale offers in excess of  
**£375,000**



### Property Description

Nestled in the serene village of Edlesborough, this charming three-bedroom detached house offers tranquil living at its finest. With driveway parking providing convenience, step inside to discover a spacious open-plan layout designed for effortless modern living.

The south westerly facing garden bathes the home in natural light, creating a warm and inviting atmosphere. A downstairs cloakroom adds practicality to the home's layout, while the low-maintenance rear garden ensures relaxation without the hassle of extensive upkeep.

Tucked away on a no-through road, enjoy peace and quiet in this idyllic setting, making it the perfect retreat from the hustle and bustle of city life.

### Entrance Hall

Under stairs cupboard. Fuseboard.

### Cloakroom

Double glazed window. WC. Wash hand basin. Built in storage. Laminate flooring.

### Lounge

18' 5" x 9' 5" ( 5.61m x 2.87m )  
Double glazed window. Wall lights. Gas fireplace. Laminate flooring. Double glazed french doors.

### Kitchen

9' 5" x 11' 11" ( 2.87m x 3.63m )  
Double glazed window. Fitted kitchen with wall and base units with work surfaces over. Stainless steel sink and drainer. Electric oven. Electric hob. Plumbing for washing machine. plumbing for dishwasher. Radiator.

### Landing

Double glazed window. Loft access. Stairs rising from entrance hall.

### Loft Space

Boarded. Loft ladder.

## Bedroom One

16' 5" x 9' 10" max ( 5.00m x 3.00m max )

2 double glazed windows. Built in wardrobes.  
2 radiators. Laminate flooring.

## Bedroom Two

11' 2" max x 9' 7" max ( 3.40m max x 2.92m max )

Double glazed window. radiator. Laminate flooring.

## Bedroom Three

9' 2" x 8' 6" ( 2.79m x 2.59m )

Double glazed window. Radiator. Airing cupboard.  
Laminate flooring.

## Bathroom

Double glazed window. Bath with shower over and glass screen. WC. Wash hand basin. Tiled flooring.

## Outside

### Front Garden

Shingle providing off road parking. Access to side.

### Rear Garden

Wooden fence panels. Enclosed rear garden. Mostly patio with mature bushes.



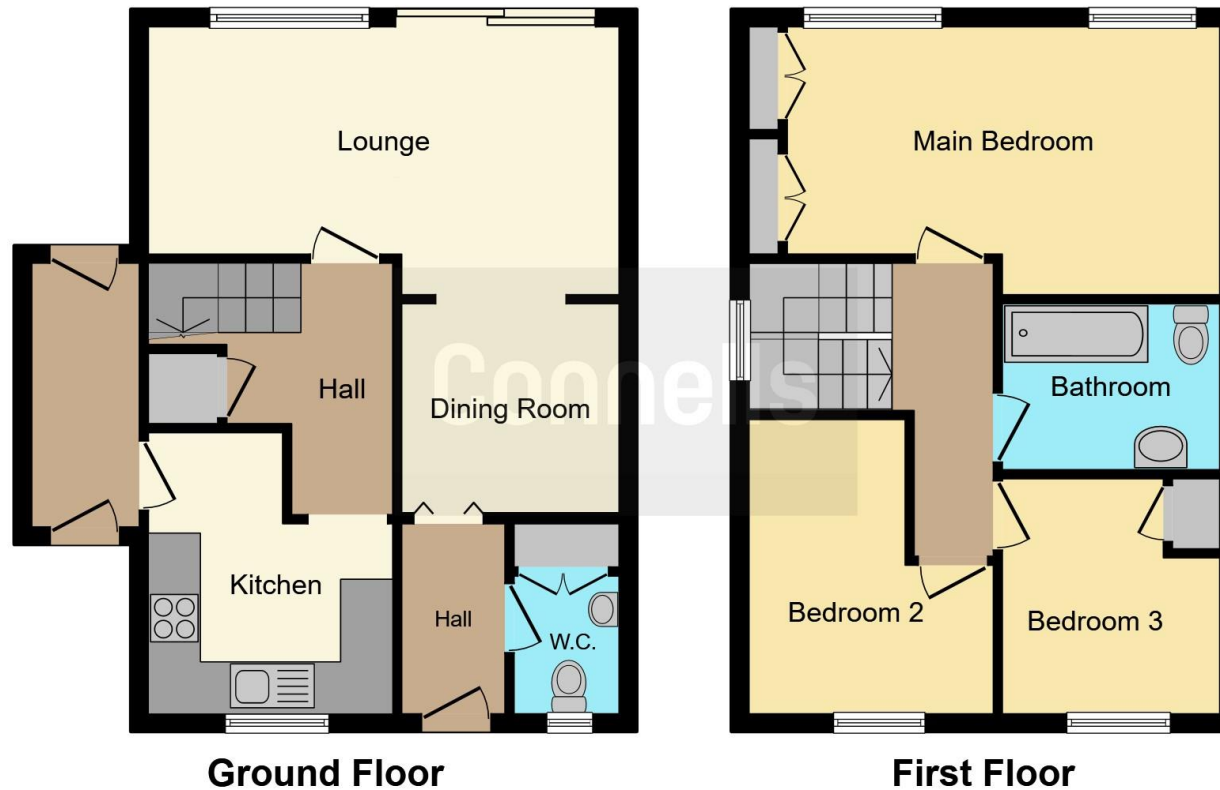












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC310894](http://connells.co.uk/Property/LBC310894)**



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