



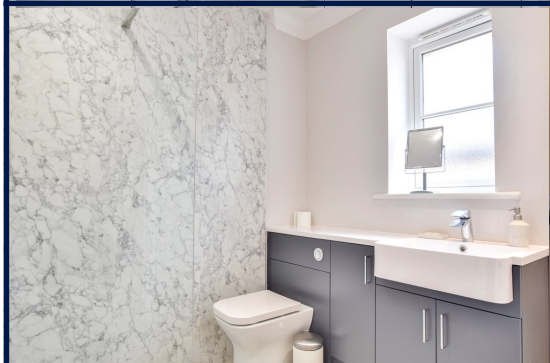
GLEBE LANE, LITTLE EASTON

OFFERS IN EXCESS OF – £795,000

- NO ONWARD CHAIN
- 3 DOUBLE BEDROOM DETACHED BUNGALOW
- WHEELCHAIR ACCESSABLE
- LIVING ROOM WITH FIREPLACE
- SEPARATE UTILITY ROOM
- ZONAL UNDERFLOOR HEATING
- TWO BEDROOMS ENJOYING EN-SUITES
- FOUR PIECE FAMILY BATHROOM
- COUNTRY VILLAGE LOCATION
- AMPLE OFF-STREET PARKING
- BEAUTIFUL VIEWS OF THE CRICKET GROUND

A 3 double bedroom detached bungalow located in the popular country village of Little Easton. The property has been designed with disabilities in mind with wider hallways for easier access and a wet room. It boasts a living room, a kitchen, family room and diner, separate utility, two bedrooms with en-suites, as well as a further bedroom and a four piece family bathroom. Externally, the property enjoys a rear garden with cricket field views beyond as well as off-street parking for five to six vehicles.





With composite panel and glazed front door opening into:

Entrance Hall 33'8" x 4'9"

With cupboard housing fuse board, oak engineered flooring with underfloor heating, inset ceiling downlighting, power points and doors to rooms.

Living Room 16'8" x 15'3"

With window to front, wood burning stove, inset ceiling downlighting, smoke alarm, oak engineered flooring with underfloor heating, TV and power points.

Family Room & Diner 16'7" x 16'3"

With window to side, bi-folding doors to patio and garden beyond, inset ceiling downlighting, tiled flooring with underfloor heating and TV and power points. Large opening to;

Kitchen 16'3" x 11'11"

With an array of eye and base level contemporary gloss cupboards and drawers with stone work surface and splashback, composite under sunk sink unit with Quooker tap over, integrated NEFF oven, gas hob with built-in extractor above, integrated dishwasher, integrated fridge freezer, inset ceiling downlighting, smoke alarm, windows to side overlooking the local cricket ground, further windows to rear, tiled flooring with underfloor heating. Door to;

Utility Room 11'0" x 6'4"

With an array of eye and base level contemporary gloss cupboards, integrated washing machine, integrated dishwasher, undersunk sink with mixer tap over, stone work surface and splashback, composite stable door to side, tiled flooring with underfloor heating, inset ceiling downlighting and smoke alarm.

Bedroom 1 – 17'2" x 16'10"

With window to side, inset ceiling downlighting, an array of power points, underfloor heating and door through to;

Wet Room En-suite

With walk-in fully panelled and glazed twin head shower cubicle, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap above, obscure window to side, inset ceiling downlighting, extractor fan and tiled flooring with underfloor heating.

Bedroom 2 – 12'0" x 11'1"

With window to front, inset ceiling downlighting, an array of power points, underfloor heating and door through to:

En-suite

With fully panelled and glazed twin head walk in shower cubicle, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and storage beneath, obscure window to side, inset ceiling downlighting, extractor fan and tiled flooring with underfloor heating.

Bedroom 3 – 11'9" x 11'4"

With window to side, inset ceiling downlighting, an array of power points and underfloor heating.

Family Bathroom

With fully panelled and glazed twin head walk in shower cubicle, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap above and storage beneath, contemporary free-standing bath with mixer tap over, extractor fan, obscure window to side, inset ceiling downlighting and tiled flooring with underfloor heating.

OUTSIDE

The Front

The front of the property is approached via a block paved driveway that is retained by brick walling and close boarded fencing with ample parking for numerous vehicles, shrub and herbaceous borders and access to the rear of the property on both sides.

Rear Garden

Laid primarily to lawn with a large, raised entertaining patio immediately to the rear of the property accessed via the kitchen diner, beautiful views of the cricket ground, all retained by close boarded fencing with outside lighting and power points that can also be found.



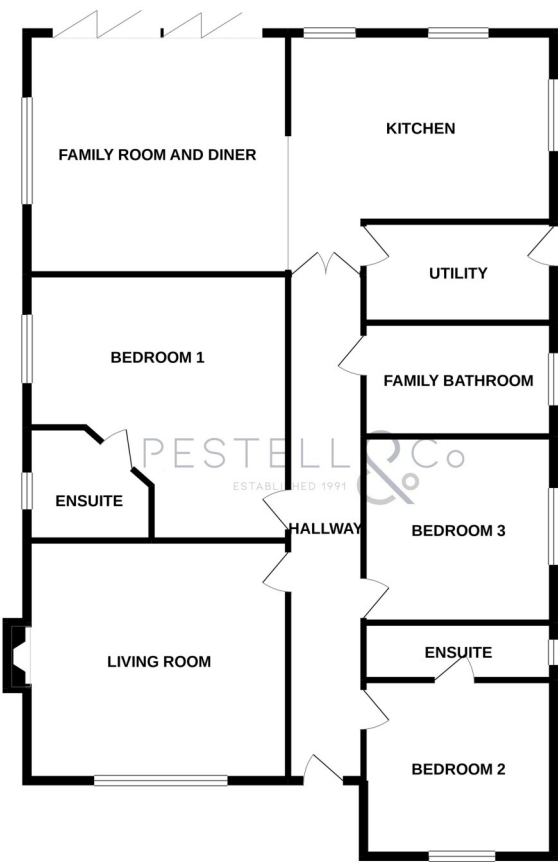
DETAILS

EPC

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

FLOOR PLAN

GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.

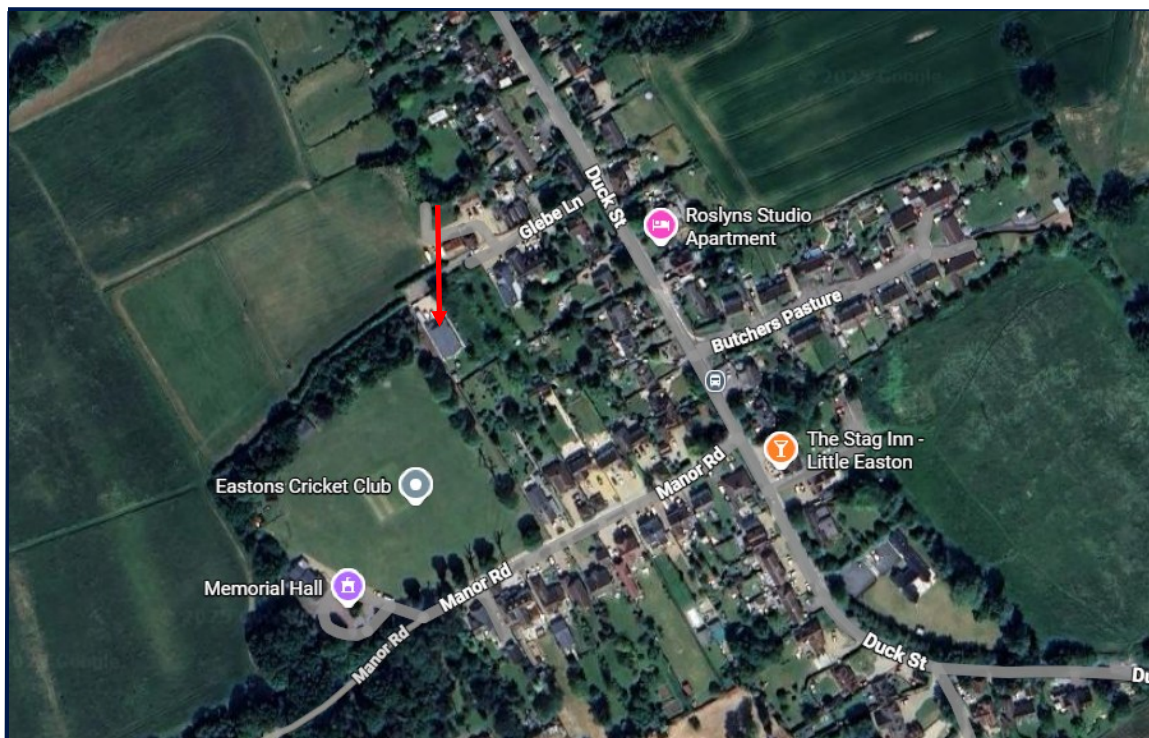


TOTAL FLOOR AREA: 1625 sq.ft. (151.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Glebe Lane is situated in the popular village of Little Easton with it's Stag public house, cricket ground and the notorious Easton Lodge that in turn offers beautiful gardens, lake, church and countryside walks. Little Easton is a short drive to the nearby market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

DIRECTIONS



FULL PROPERTY ADDRESS

The Greens, Glebe Lane, Little Easton, Essex,
CM6 2JP

COUNCIL TAX BAND

Band F

SERVICES

Mains electricity, oil fired central heating, water
and drainage.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 06/01/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?