



Bower Lane, Eaton Bray, Dunstable, LU6 1RB

Offers In Excess Of £340,000

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# Bower Lane, Eaton Bray, Dunstable, LU6 1RB

## Floor Plan

MODERNISED AND IMPROVED PERIOD COTTAGE | TWO DOUBLE BEDROOMS | ALLOCATED PARKING AT REAR | DETACHED HOME OFFICE IN GARDEN | COUNTRYSIDE VIEWS TO FRONT | SOUTH-WEST FACING GARDEN

M & M Properties are delighted to offer for sale this MUCH IMPROVED AND MODERNISED, TWO DOUBLE BEDROOM COTTAGE WITH ALLOCATED PARKING AND A DETACHED HOME OFFICE, located along a popular road in the village of Eaton Bray with COUNTRYSIDE VIEWS TO THE FRONT.

### Location

Bower Lane in Eaton Bray is situated in Bedfordshire, a semi-rural area which extends into the sister village of Edlesborough on the Buckinghamshire border. The village boasts a village store, butchers, hairdressers and beauty room. The village also has a public house, a Chinese takeaway/fish & chips and a highly regarded Indian restaurant. The local school, Eaton Bray Academy, serves children from the ages of 4 to 11, in addition to a pre school facility. There are further secondary schools in the neighbouring towns of Leighton Buzzard, Dunstable and Tring.

### Accommodation

The property has generously sized and well proportioned rooms throughout, set over two floors. The ground floor includes two spacious open plan reception areas with exposed brick features and feature log burner which can be used as a cosy lounge as well as dining space. These rooms then connect to a fantastic under-floor heated lobby area leading into the bathroom and fitted kitchen/diner/breakfast space at the back with stable door access to a south west facing garden.

From the lower floor stairs rise up to the first floor landing with doors leading into two generous bedrooms, the master bedroom has fitted wardrobes and fantastic countryside views, whilst the guest bedroom has picturesque views over the rear garden garden.

### Exterior & Garden

The rear garden is a generous size and south west facing bringing a large amount of brightness into the property. It has been beautifully cared for by the current owner and includes a paved patio seating area directly on the back of the house ideal for entertaining guests. The garden space itself consists of a lawn, raised flower beds and fantastic office to the rear of the garden with its own consumer unit. At the front is a small paved area leading out from the front door.

### Parking

The property benefits from allocated parking to the rear which is accessible from a side lane or via a rear garden gate.

### Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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