



Price £685,000  
34 Lanes End, Heath And Reach, LU7 0AE



# 34 Lanes End, Heath And Reach, LU7 0AE

Quarters are delighted to offer for sale this stunning five bedroom family home with three reception rooms, set in the popular village of Heath & Reach. The property is presented to the market in excellent condition with accommodation comprising: Entrance Hall, Lounge, Dining Room, Family Room, Kitchen, Utility Room, Master Bedroom with En-Suite, Four Further Bedrooms and Family Bathroom. Additional benefits include gas heating, double garage, ample driveway parking, landscaped rear garden and countryside views. Viewing is highly recommended to appreciate this impressive property.

## **Entrance Hall:**

Enter via double glazed composite front door. Single panel radiator. Coving to ceiling. Under stairs cupboard. Telephone point. Doors to Lounge, Dining Room, Kitchen, and Cloakroom/WC. Stairs to first floor.

## **Lounge: 20'3 x 11'11 (6.17m x 3.63m)**

Double glazed window to front aspect. Feature effect fireplace. Two double panel radiators. Coving to ceiling. Television point. Double glazed door to rear.

## **Dining Room: 12' x 8'8 (3.66m x 2.64m)**

Double glazed window to front aspect. Single panel radiator. Coving to ceiling. Arch to:

## **Family Room: 12'8 x 11'6 (3.86m x 3.51m)**

Double glazed window to front aspect. Fireplace with wood-burning stove. Double panel radiator. Coving to ceiling. Television point.

## **Kitchen: 16' x 11'5 (4.88m x 3.48m)**

Double glazed window to rear aspect. Ceramic tile floor. Fitted kitchen comprising: One and a half ceramic sink and drainer with cupboard under. Further range of base and wall level units with work surface over. Integrated dishwasher. Space for range cooker, with filter hood over. Space for American Style fridge/freezer. Plinth lighting. Breakfast bar. Double glazed door to rear.

## **Utility Room: 7'7 x 7'3 (2.31m x 2.21m)**

Double glazed window to rear aspect. Stainless steel sink with drainer. Range of base and wall level units with work surface over. Integrated ironing board. Spaces for washing machine and tumble dryer.

## **Cloakroom/WC:**

Double glazed window to rear aspect. Single panel radiator. Pedestal wash hand basin, low level WC.

## **First Floor:**

### **Landing:**

Double glazed window to rear aspect. Double panel radiator. Airing cupboard. Loft access. Doors to all bedrooms and family bathroom:

### **Master Bedroom: 14' x 11'10 (4.27m x 3.61m)**

Double glazed window to rear aspect. Double panel radiator. Television point. Fitted wardrobes. Door to:

### **Bedroom Two: 12' x 8'10 (3.66m x 2.69m)**

Double glazed window to front aspect. Single panel radiator. Fitted wardrobes. Television point.

### **Bedroom Three: 11'8 x 8'10 (3.56m x 2.69m)**

Double glazed window to front aspect. Single panel radiator. Television point.

### **Bedroom Four: 11'10 x 8'6 (3.61m x 2.59m)**

Double glazed window to rear aspect. Single panel radiator. Coving to ceiling. Television point.

### **Bedroom Five: 11'10 x 8'4 (3.61m x 2.54m)**

Double glazed window to rear aspect. Radiator. Built in cupboard. Television point.

## **Family Bathroom:**

Double glazed window to front aspect. Heated towel rail. Four piece suite comprising: Vanity wash hand basin, low level WC, bath with mixer taps and shower attachment, shower cubicle. Tiling to all walls.

## **Outside:**

## **Front Garden:**

Paved driveway with parking for three cars, mature shrubs. Driveway leading to garage.

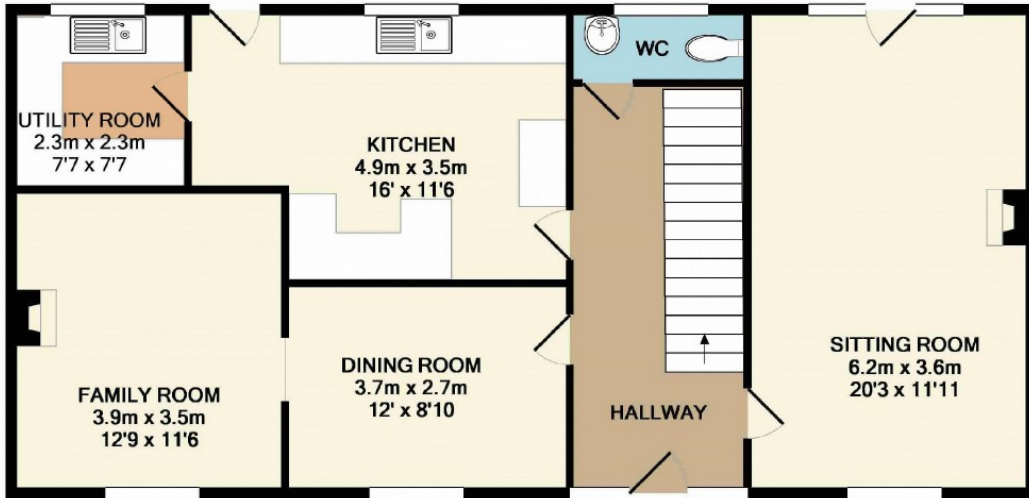
## **Rear Garden:**

Landscaped rear garden with tired lawns and patio area. Built in barbecue. Feature pond. Gated access to side. Countryside views.

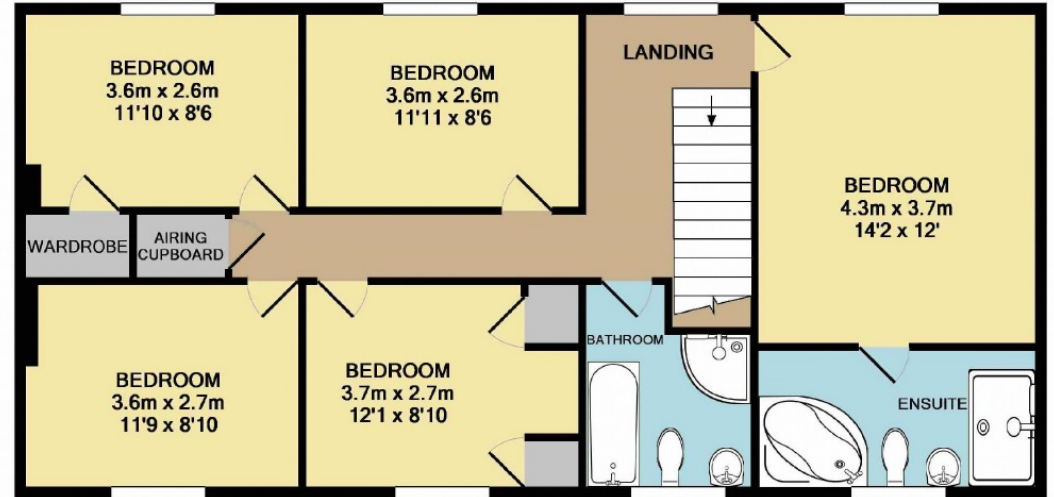
## **Garage:**

Detached double garage. Access via up and over door. Power and lighting.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



GROUND FLOOR  
APPROX. FLOOR  
AREA 80.6 SQ.M.  
(867 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 80.2 SQ.M.  
(863 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 160.8 SQ.M. (1731 SQ.FT.)



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92-100) <b>A</b></p>			
<p>(81-91) <b>B</b></p>			
<p>(69-80) <b>C</b></p>			
<p>(55-68) <b>D</b></p>			
<p>(39-54) <b>E</b></p>			
<p>(21-38) <b>F</b></p>			
<p>(1-20) <b>G</b></p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p>		<p>England &amp; Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

