

Summerleys, Edlesborough, LU6 2HR
Asking price £325,000

Sears & Co
estate & letting agents

A beautifully refurbished and exceptionally stylish two bedroom character cottage, offering an impressive blend of period charm and contemporary finishes, situated within the highly desirable village of Edlesborough.

The thoughtfully arranged accommodation is set across three floors and begins with a charming bay-fronted living room, featuring exposed timber flooring and a cosy log burning stove. To the rear is a superb kitchen/dining room, fitted with a sleek range of cabinetry, integrated appliances and warm timber work surfaces, with glazed doors opening directly onto the rear garden. A useful ground floor cloakroom completes the ground floor.

The first floor offers a well proportioned double bedroom with fitted wardrobes, alongside a stylish refitted shower room. Stairs continue to the second floor where a further characterful bedroom features a skylight and useful eaves storage.

Outside, the cottage enjoys a delightful private rear garden, thoughtfully arranged with a decked seating area, lawn and established planted borders, creating an attractive space for entertaining and relaxing. There is also a useful garden shed with power.

Beautifully finished throughout and packed with character, this is a particularly charming home that needs to be viewed to be fully appreciated.

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Lounge
Double glazed bow window. Pine Flooring. Log burner with slate surround. Radiator. Storage cupboard.

Hallway
Access to w/c, kitchen and stairs rising to first floor landing. Under stair storage cupboards.

W/C
Wash hand basin and a low level w/c. Fitted with eye and base level unit. Integrated washing machine. Pine flooring.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated fridge freezer, oven and dishwasher.
Integrated hob. Stainless steel sink with mixer tap and oak splashback. Recessed down lighting. Oak flooring. Radiator. Double glazed doors with aluminium surround leading to the garden.

First Floor Landing
Access to main bedroom and shower room. Cupboard. Stairs rising to second floor.

Bedroom
Double glazed window. Radiator. Pine flooring. Fitted wardrobes.

Shower Room
Double glazed window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Chrome heated towel rail. Wood effect flooring.

Second Floor Bedroom
Double glazed window. Skylight. Eaves storage. Radiator.

To The Front
Pathway with step up to the front door. Area of shingle.

To The Rear
A private garden with a decked patio area. Lawn. Planted borders. Enclosed by timber panel fencing. Shed with power.

Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

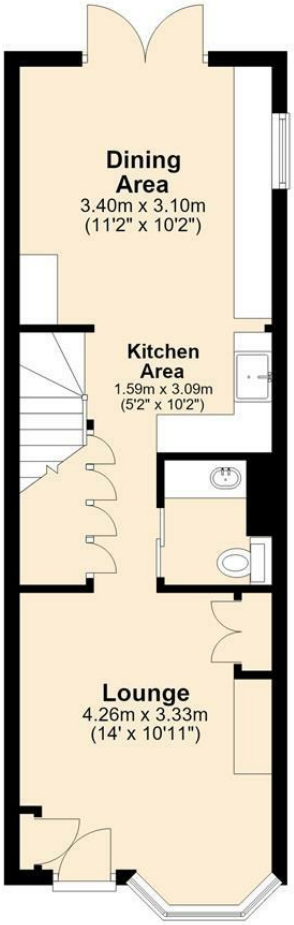




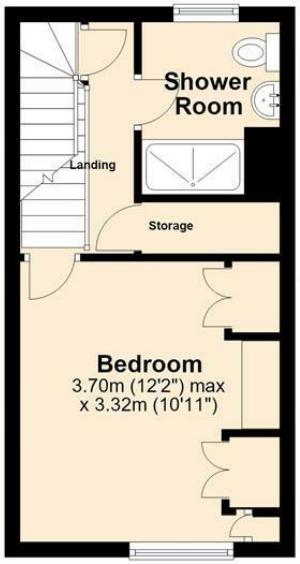


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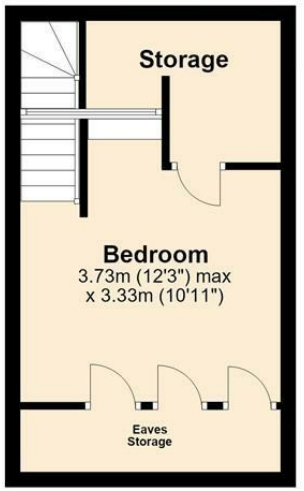
Ground Floor
Approx. 34.8 sq. metres (374.3 sq. feet)



First Floor
Approx. 23.3 sq. metres (250.6 sq. feet)



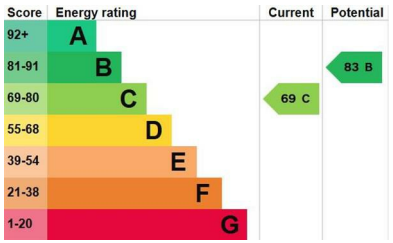
Second Floor
Approx. 17.6 sq. metres (189.0 sq. feet)
(excluding Storage)



Total area: approx. 75.6 sq. metres (813.9 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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