



**Ashbys Villas, Ivinghoe Aston, LU7 9DH**  
**Asking price £550,000**





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**Sears & Co**

**\*\*NO UPPER SALES CHAIN\*\***

AN EXTENDED three bedroom semi detached family home with accommodation spanning in excess of 1500SQFT and arranged over three floors situated at Ashby Villas in the IDYLLIC hamlet of Ivinghoe Aston.

The layout includes an entrance hallway, 21FT OPEN PLAN living space with a REFITTED kitchen area, separate utility room, family room, downstairs w/c, two DOUBLE BEDROOMS situated on the first floor and a family bathroom with a four piece white suite. The second floor is occupied by a further bedroom with a w/c.

Externally the property further benefits from DRIVEWAY PARKING, a DELIGHTFUL private rear garden and a useful garden room. Council tax band E. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

#### **Front Door**

#### **Entrance Hallway**

Wood effect flooring. Radiator. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access into the living area, kitchen and family room.

#### **Family Room**

Double glazed window. Radiator. Fireplace.

#### **Living Area**

Wood flooring. Fireplace. Open plan to the dining area.

#### **Dining Area**

Double glazed doors leading to the rear garden.

Wood flooring. Radiator. Open plan to the kitchen.

#### **Kitchen**

Two double glazed windows. Velux window. Fitted with a range of eye and base level units with work surfaces over. Space for an oven. Extractor fan. Space for a dishwasher. Space for a fridge freezer. One a quarter stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Pantry cupboard. Access into the utility room.

#### **Utility Room**

Double glazed window. Double glazed door leading to the side aspect. Space for a freestanding washing machine and tumble dryer. Extractor fan. Tiled flooring. Access into the w/c.

#### **W/C**

Double glazed window. Single glazed window. Fitted with a wash hand basin and a low level w/c. Radiator. Extractor fan. Tiled flooring. Tiling to splash back area.

#### **First Floor Landing**

Double glazed window. Radiator. Stairs rising to the second floor bedroom. Access into the family bathroom and two bedrooms.

#### **Bedroom**

Double glazed window. Radiator. Storage cupboard.

#### **Bedroom**

Double glazed window. Radiator.

#### **Family Bathroom**

Double glazed window. Fitted with a four piece suite to include a panel enclosed bath with shower attachment over, shower enclosure with

glass screen, pedestal wash hand basin and a low level w/c. Tiling to splash back areas. Wood flooring. Chrome heated towel rail.

#### **Second Floor Bedroom**

Velux window. Radiator. Eaves style storage. Access into the w/c.

#### **W/C**

Fitted with a pedestal wash hand basin and a low level w/c. Wood effect flooring. Extractor fan.

#### **To The Front**

An area of loose stones providing driveway parking. Two outside lights. Gated side access.

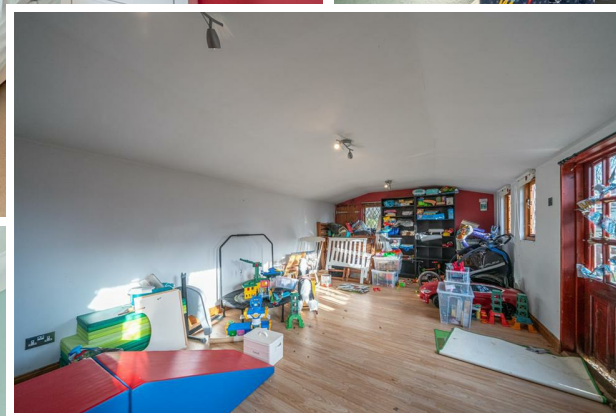
#### **To The Rear**

A private garden arranged with areas of patio, lawn and loose stones. Outside light. Enclosed by timber panel fencing and part walled. Access into the garden room.

#### **Garden Room**

Five windows. Power and lighting.





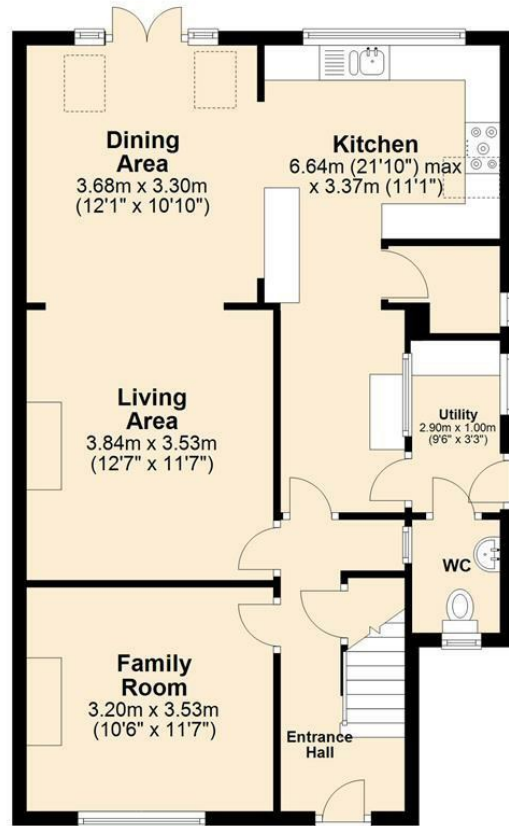






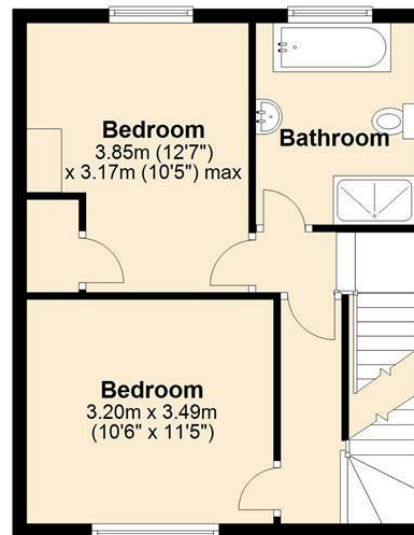
## Ground Floor

Approx. 71.0 sq. metres (764.2 sq. feet)



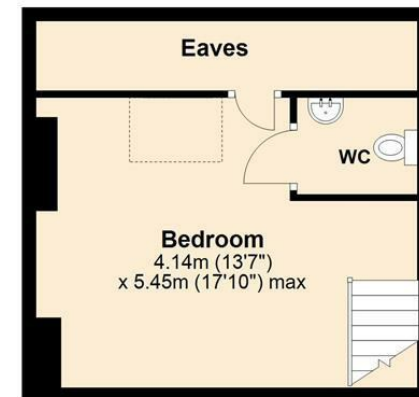
## First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



## Second Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 141.0 sq. metres (1517.8 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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**Sears & Co**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		