



Slicketts Lane, Edlesborough, LU6 2JD
Asking price £795,000

Sears & Co
estate & letting agents

A rare opportunity to purchase this delightful detached chalet bungalow, located on Slicketts Lane in the exclusive village of Edlesborough, with stunning countryside views to both the front and rear. The accommodation is arranged over two floors and currently spans in excess 2400 sqft.

The layout currently comprises an entrance porch, entrance hallway, bow fronted living room, dining room, family area, well appointed kitchen/breakfast area, utility room, principal bedroom with en suite shower room and a family bathroom. The first floor includes a bedroom with an en suite shower room, two further bedrooms and a useful loft store area.

Externally the property further benefits from driveway parking, an area of front garden, garage and a well maintained private rear garden. Council tax band F. Contact sole appointed selling agents Sears & Co to arrange a viewing.



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Double Glazed Front Door

Entrance Porch

Double glazed window. Tile effect flooring. Door to the entrance hallway.

Entrance Hallway

Tile effect flooring. Two radiators. Under stair storage cupboard. Stairs rising to the first floor accommodation. Access to the garage, principal bedroom, family bathroom, dining room, kitchen and living room.

Living Room

Double glazed bow window. Double glazed window. Fireplace. Access to the family area.

Family Area

Double glazed window. Karndean flooring. Open plan to the kitchen/breakfast area.

Kitchen/Breakfast Area

Double glazed window. Double glazed French doors to the rear garden. Double glazed door to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Space for a range style oven with extractor over, American style fridge freezer and dishwasher. Round sink with mixer tap and waste disposal drain. Stainless steel sink with drainer unit and mixer tap. Karndean flooring. Part under floor heating. Access to the utility room.

Utility Room

Double glazed window. Space for a washing machine and tumble dryer with work surface over. Tiled flooring.

Dining Room

Double glazed bow window. Radiator.

Principal Bedroom

Double glazed window. Double glazed doors leading to the rear garden. Two radiators. Fitted range of wardrobes. Access to the en suite shower room.

En Suite

Velux window. Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and a low level w/c. Tiled flooring. Partially tiled walls. Heated towel rail. Recessed down lighting.

Family Bathroom

Fitted with a panel enclosed bath with shower attachment, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Heated towel rail.

First Floor Landing

Double glazed window. Velux window. Access to three bedrooms.

Bedroom

Two double glazed windows. Radiator. Access to the en suite shower room.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower enclosure, wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Chrome heated towel rail. Extractor fan.

Bedroom

Double glazed window. Two Velux windows. Radiator.

Bedroom

Double glazed window. Two Velux windows. Radiator. Access to the loft storage area.

To The Front

An area of block paving providing driveway parking. An area of front garden laid with lawn and loose stones. Planted bed. Enclosed by a mixture of hedging and timber panel fencing. Outside tap. Gated side access. Access to the garage.

Garage

Accessed via an electric up and over door to the front and a courtesy door from the entrance hallway. Power and lighting.

To The Rear

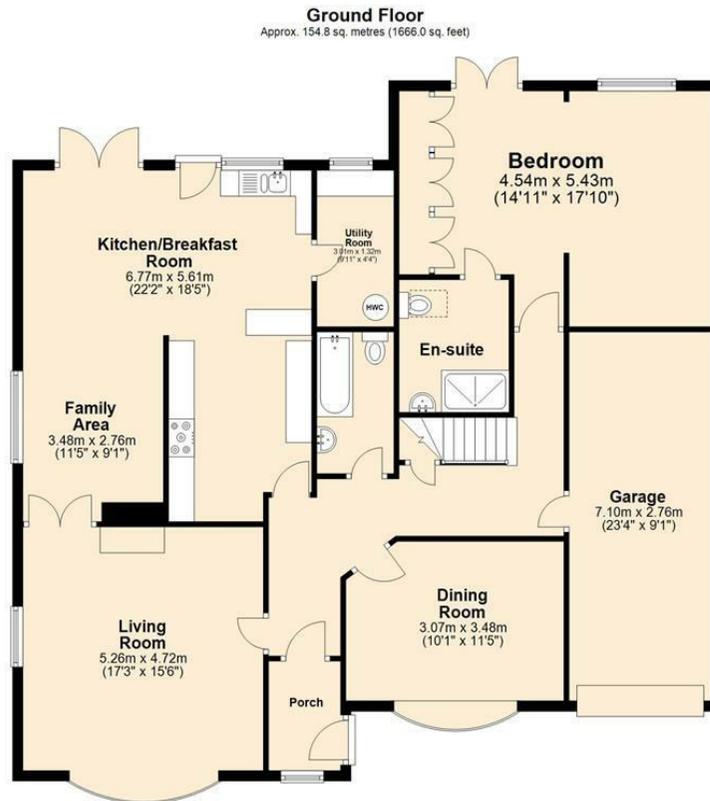
A private garden arranged with areas of patio, lawn and loose stones. Two sheds. Summer house. Outside tap. Enclosed by a mixture of timber panel fencing and hedging.

Buyers 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.







Total area: approx. 225.4 sq. metres (2426.2 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.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		