



The Lane

Tebworth,
Bedfordshire, LU7 9QB
£270,000

COUNTRY PROPERTIES
PART OF HUNTERS

With the benefit of a large garage and off road parking to rear, this charming cottage is set within the desirable hamlet of Tebworth. An entrance porch leads to the cosy living room with impressive Inglenook fireplace with multi fuel stove, and there is a fitted kitchen with integrated appliances (as stated) and stable style door to the established rear garden which is filled with an abundance of plants and shrubs. There are two bedrooms on the first floor along with a bathroom. Offering the perfect blend of countryside living and city access, Tebworth is surrounded by delightful countryside walks, whilst the recently opened A5-M1 link road is within 2.1 miles, M1 (J12): 4 miles and Harlington's mainline rail station offering a direct service to St Pancras International: 4.1 miles (approx). EPC Rating: E.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with glazed fanlight. Window to side aspect. Quarry style floor tiling. Fitted storage cupboard. Recessed spotlighting to ceiling. Open access to:

LIVING ROOM

Window to front aspect. Feature Inglenook fireplace with multi fuel stove set on tiled hearth. Built-in storage cupboard. Telephone point. Stairs to first floor landing. Door to:

KITCHEN

Window and part glazed stable style door to rear aspect. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated refrigerator and freezer. Space and plumbing for washing machine. Quarry style floor tiling.

FIRST FLOOR

LANDING

Exposed beams. Hatch to loft. Doors to both bedrooms and bathroom.

BEDROOM 1

Window to front aspect. Built-in wardrobe. Telephone point.

BEDROOM 2

Window to rear aspect. Exposed beams.

BATHROOM

Opaque glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and electric shower over, close coupled WC and wash hand basin with mixer tap. Mosaic tiled splashbacks. Built-in airing cupboard. Exposed beams.

OUTSIDE

FRONT GARDEN

Stepped pathway leading to front entrance door. Mainly laid to lawn with shrub borders. Low level brick walling.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with block paved pathway leading through established shrub borders. Enclosed by timber fencing with gated rear access.

GARAGE

Up and over door. Power and light.

OFF ROAD PARKING

Off road parking for one vehicle.

The garage and off road parking are situated to the rear of the property, accessed via a driveway at the side of the terrace with right of way access.

Current Council Tax Band: C.



WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

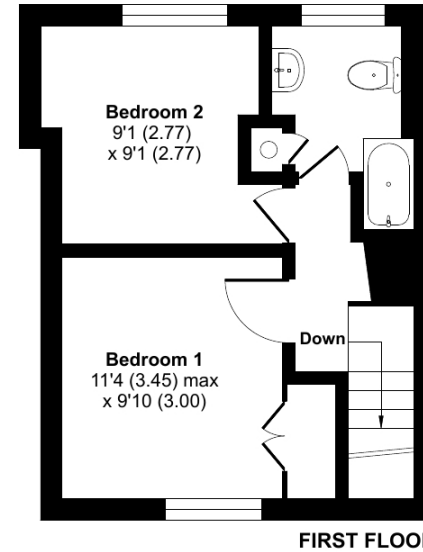
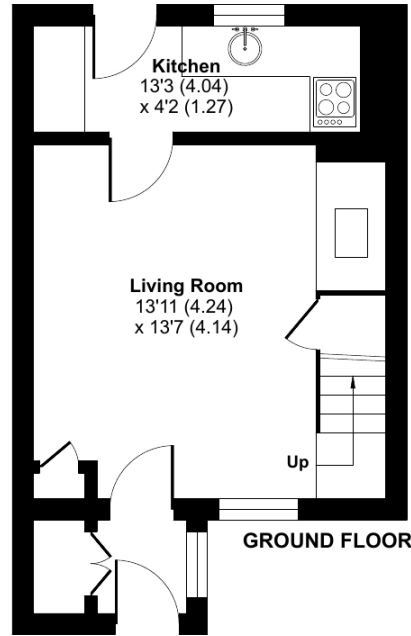
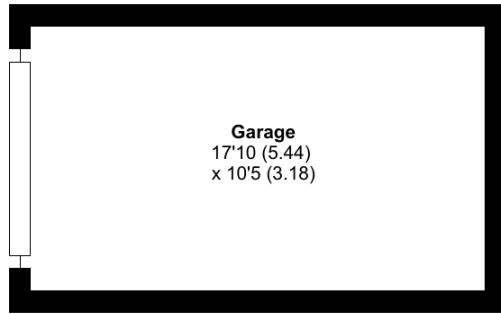
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 544 sq ft / 50.5 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 730 sq ft / 67.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1050577



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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