



16 Lovett Green, Sharpenhoe, Bedfordshire, MK45 4SP
£1,350,000



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** P&R Property Sales ** Offer for sale is this magnificent home offers fantastic living and entertaining space including 30ft drawing room, dining room, fabulous breakfast room, kitchen, study, utility room, guest cloakroom, five large bedrooms two of which have en suites and family bathroom, Outside the property benefits from double garage and driveway and wonderful gardens which back onto a small lake.

GROUND FLOOR

RECEPTION HALL

DRAWING ROOM 30'1" X 19'1" MAX (9.17M X 5.82M MAX)

DINING ROOM 13'5" X 19'2" (4.09M X 5.84M)

KITCHEN 13'5" X 19'2" (4.09M X 5.84M)

BREAKFAST / FAMILY ROOM 20'4" X 14'2" (6.20M X 4.31M)

STUDY 12'5" X 10'2" (3.79M X 3.10M)

UTILITY ROOM

WC

FIRST FLOOR

BEDROOM 1 16" X 19'2" MAX (4.88M X 5.84M MAX)

EN-SUITE BATHROOM

BEDROOM 2 11'0" X 12'4" (3.35M X 3.75M)

EN-SUITE

BEDROOM 3 13'11" X 13'7" (4.24M X 4.14M)

BEDROOM 4 13'11" X 13'6" (4.24M X 4.11M)

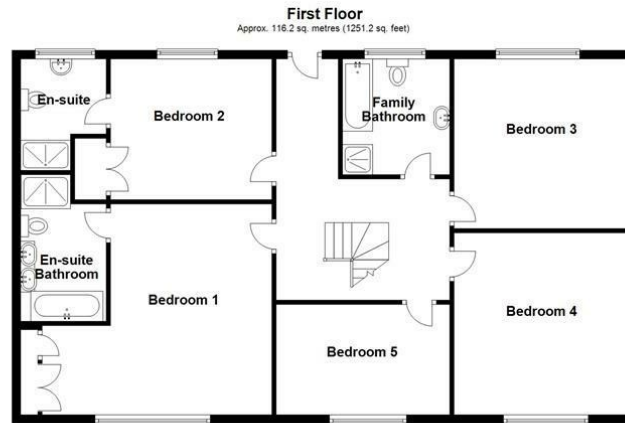
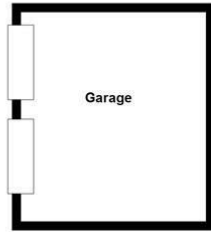
BEDROOM 5 8'5" X 13'3" (2.57M X 4.04M)

FAMILY BATHROOM

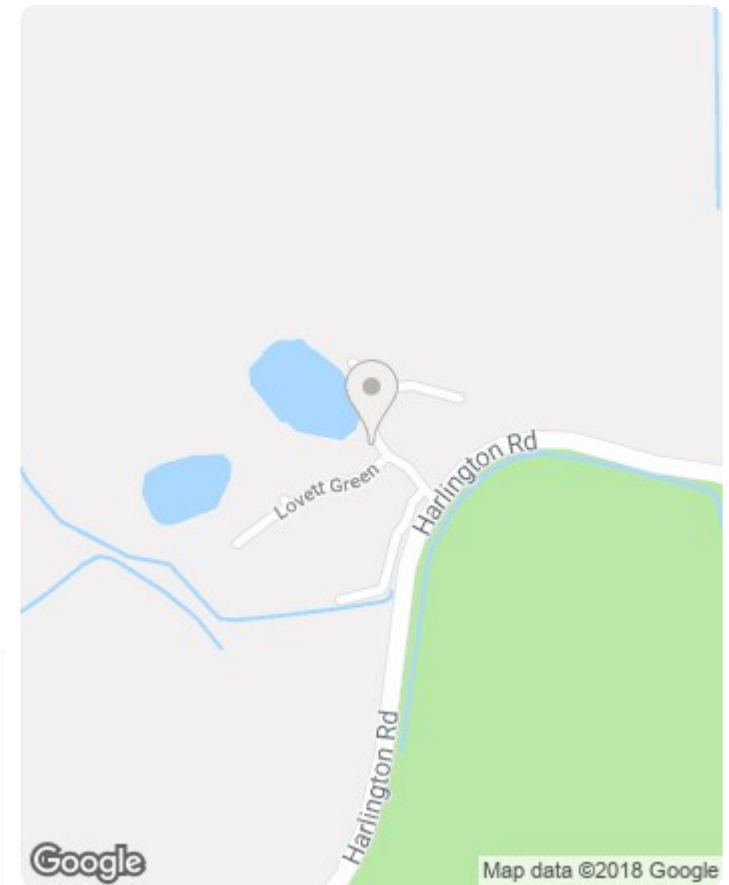
OUTSIDE

DOUBLE GARAGE 18'10 * 18'4 (5.74M * 5.59M)





Total area: approx. 306.2 sq. metres (3295.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
	EU Directive 2002/91/EC	

