



Bradshaws
Residential Sales & Lettings Since 1929

**16 Lovett Green, Sharpenhoe,
Bedfordshire MK45 4SP
Asking Price £1,300,000 Freehold**



*** EXECUTIVE DETACHED FAMILY HOME * RURAL LOCATION WITH STUNNING VIEWS OVER ADJACENT LAKE & WOODLAND THAT ARE SHARED WITH A SELECT NUMBER NEIGHBOURING PROPERTIES * RECEPTION HALL * 30' DUAL ASPECT DRAWING ROOM * DINING ROOM * QUALITY FITTED KITCHEN * BREAKFAST/FAMILY ROOM * STUDY * UTILITY * CLOAKROOM * MASTER BEDROOM WITH EN-SUITE * GUEST BEDROOM WITH EN-SUITE * THREE ADDITIONAL BEDROOMS * FAMILY BATHROOM * DOUBLE GARAGE & SECURE GATED PARKING * LARGE WRAP AROUND GARDEN PLOT * HARLINGTON MAINLINE TRAIN STATION LOCATED NEARBY * HAS TO BE VIEWED TO BE FULLY APPRECIATED ***

3A Church Road, Harlington, Bedfordshire, LU5 6LE

Tel: 03301070255 | info@bradshawsestateagents.co.uk | bradshawsestateagents.co.uk

Bradshaws of Bedfordshire are privileged to offer for sale this executive family home situated in arguably one of Bedfordshire's premier locations. The property offers well presented, versatile accommodation which has been improved and updated by the current owner. The property is located in a pretty private residential development, on the bank of a small lake, which provides beautiful views from the house and gardens. To the front of the property is a small garden and gated pedestrian access, while vehicular access to the double garage, is to the rear of the property. There is a tranquil and inviting rear landscaped garden that is laid to lawn with an area of paved terracing and a pagoda. A small area of decking extends over the lake with a thatched breeze house providing a peaceful vantage point for wildlife watching, or just sitting and enjoying the peace and quiet.

Harlington village 0.7 miles, Harlington mainline station 1.5 miles (56 minutes to London St Pancras), M1 (Jct 12) 2.4 miles, Flitwick town centre 4.0 miles

Reception Hall

Providing access to all ground floor accommodation with quality timber flooring, storage cupboard. Security alarm control panel. Security alarm sensor. Telephone point. Central heating thermostat. Stairs rising to the first floor accommodation.



Cloakroom

Drawing Room

30'1 x 19'1 (9.17m x 5.82m)

A dual aspect room with double glazed walk in bay window to the front aspect and a further double glazed window to the rear. Feature fire surround with gas fire. Three radiators. TV point. Inset spot lights to the coved ceiling. Fitted carpet. Power points.



Dining Room

19'2 x 13'5 (5.84m x 4.09m)

Double glazed window to the front. Radiator. Fitted carpet. Wall light points. Coved ceiling. Power points.



Kitchen

19'2 x 14'2 (5.84m x 4.32m)

Fitted to comprise a range of quality drawer, eye and base level units with granite work surfaces and tiled splashbacks. 1 and 1/2 stainless steel sink unit with a mixer tap over. Space for a range style cooker with extractor canopy over. Iarder cupboards. Double glazed window to the rear aspect. Tiled floor. TV point. Radiator. Inset spot lights to the ceiling. power points.



Breakfast/Family Room

21'4 x 14'2 (6.50m x 4.32m)

A bright and spacious rear aspect room with three sliding patio doors leading to the patio area. Two radiators. Tiled floor. Inset spot lights and home entertainment speakers to the coved ceiling. Power points.



Study

12'5 x 10'2 (3.78m x 3.10m)

Double glazed window to the side aspect. Radiator. Fitted carpet. Coved ceiling. Power points.



Rear Hall

Providing access from the rear driveway and garage with a Upvc part glazed door. Tiled floor. Coved ceiling, Power points. Home alarm system control panel.

Utility

Comprising a range of base level units with work surface over. Inset single drainer sink unit with mixer tap over. Plumbing and space for a washing machine and tumble dryer. Wall-mounted gas-fired boiler serving all central heating and hot water requirements. Tiled floor. Double glazed window to the side aspect. Airing cupboard (housing the insulated hot water tank). wall mounted consumer unit. Power points.

First Floor Landing

Providing access to all first floor accommodation with a double glazed rear aspect window. Fitted carpet. Storage cupboard. hatch to the loft. Radiator. Coved ceiling. Power points.

Master Bedroom

19'2 x 16'0 (5.84m x 4.88m)

Double glazed window to the front aspect. Fitted wardrobes providing hanging and storage space. Radiator. Fitted carpet. Coved ceiling. Power points.



En-suite

Comprising a four piece suite with a panelled bath, double width walk in shower cubicle with shower over, a low-level WC with concealed cistern. His and hers wash hand basins set on a vanity unit with storage cupboards under. Chrome heated towel rail. Inset spotlights to the ceiling.



Guest Bedroom

12'4 x 11'0 (3.76m x 3.35m)

Double glazed window to the rear aspect. Radiator. Fitted carpet. Coved ceiling. Power points.

En-suite

Comprising a three piece suite with a shower, shower cubicle with shower over, a low-level WC. Wash hand basin. Inset spotlights to the ceiling.

Bedroom Three

13'11 x 13'7 (4.24m x 4.14m)

Double glazed window to the rear aspect. Radiator. Fitted carpet. Coved ceiling. Power points.

Bedroom Four

13'11 x 13'6 (4.24m x 4.11m)

Double glazed window to the front aspect. Fitted wardrobes providing hanging and storage space. Radiator. Fitted carpet. Coved ceiling. Power points.



Bedroom Five

13'3 x 8'5 (4.04m x 2.57m)

Double glazed window to the front aspect. Radiator. Fitted carpet. Coved ceiling. Power points.

Family Bathroom



Externally

To The Front

Laid to a lawned area with established tree and shrub borders. Picket fencing to the front. Gated access with pathway leading to the entrance door.



Rear Garden

A delightful garden with a patio area adjacent to the immediate rear of the property. The remainder being laid mostly to lawn with a variety of mature shrubs, bushes and trees and a small area of decking that extends over the lake, with a thatched breeze house providing a peaceful vantage point for wildlife watching, or just sitting and enjoying the peace and quiet.



Further View

View from the rear garden showing the thatched breeze house over the looking the lake.



Driveway

A block-paved driveway set behind double gates and providing off-road parking for two/three vehicles and leading to the double garage.



Detached Double Garage

With twin up and over doors. Light and power. Door leading to the garden.

Lakes and Woodland

There are two lakes and a private woodland that are shared with this a select number of neighbouring properties. The lakes are stocked with a variety of fish with exclusive fishing rights. There is a £300 per annum service charge for each property that has permitted use, which covers the cost of maintaining the lakes and woodland.



Viewing

By appointment through Bradshaws.

Disclaimer - Warren

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or

associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Directions

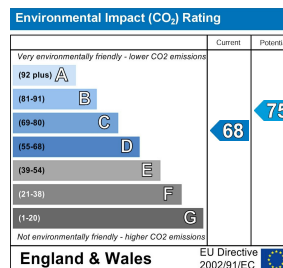
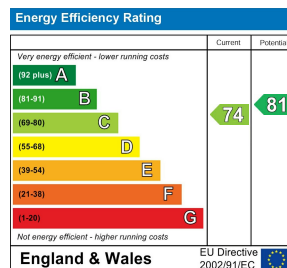
From the M1, exit at junction 12, following the sign for Flitwick. Take the left lane and turn left onto Harlington Road (A5120). After just over half a mile, take the second exit at the roundabout onto Toddington Road and continue straight ahead for just over two miles, travelling through Harlington and then turning left onto Lovett Green.

Lovett Green, Sharpenhoe
Main House internal area 3,216 sq ft (299 sq m)
Garage internal area 345 sq ft (32 sq m)
Total internal area 3,561 sq ft (331 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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