



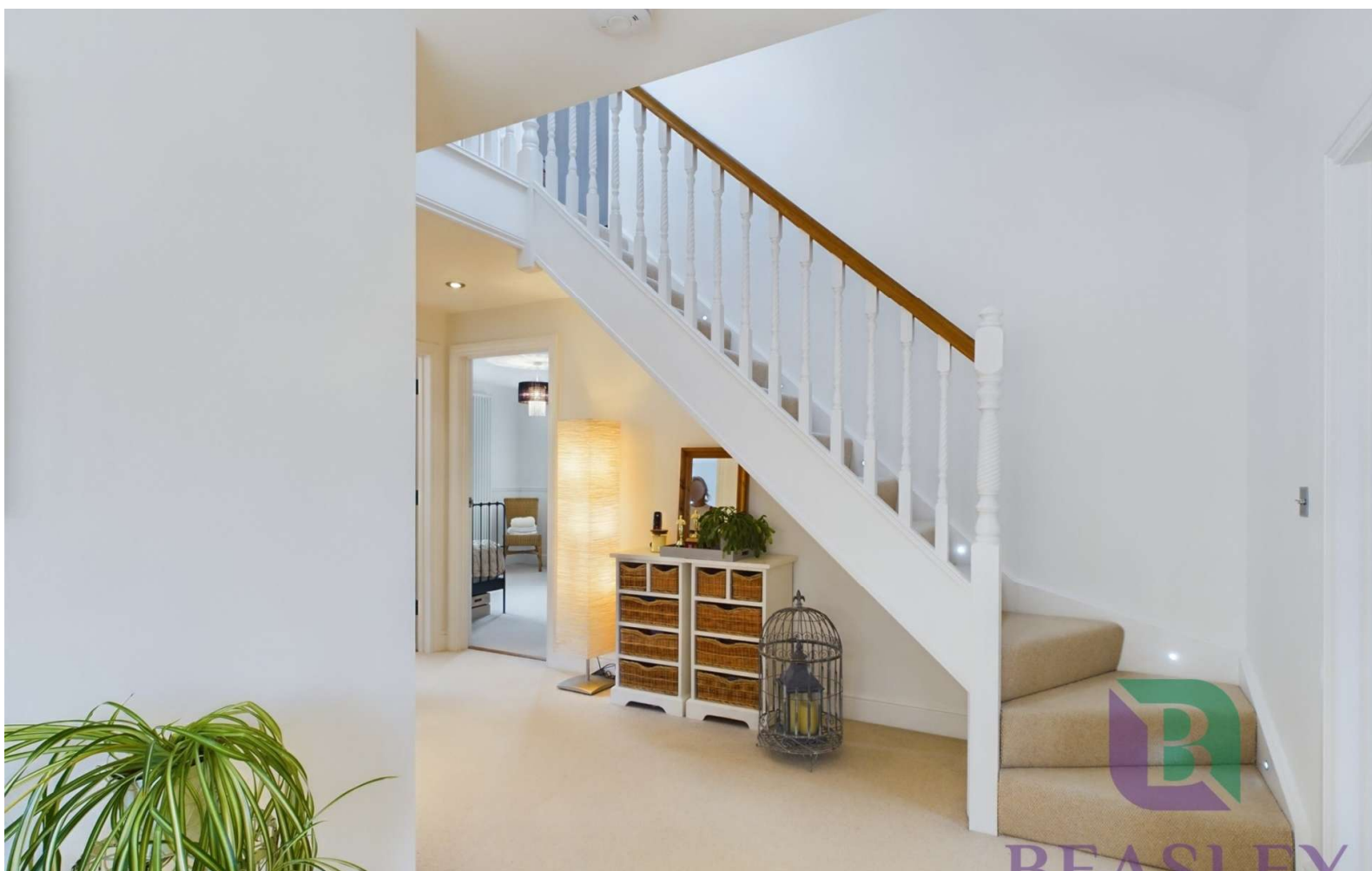
BEASLEY
& PARTNERS

Mount Pleasant, Aspley Guise, MK17 8JU

Price: Offers Over £1,200,000 Freehold



Village Location





Ideally situated within the countryside and with excellent transport links - just 5 minutes from J13 M1 and 15 minutes from Flitwick main line railway station to Kings Cross/St. Pancras. A beautifully presented 3000 sq ft approx. detached five double bedroom detached property situated in this quiet and sought after part of Aspley Guise with off road parking for numerous vehicles and enclosed landscaped rear garden with southerly aspect. It offers large and well-proportioned accommodation throughout and a viewing is advised to appreciate this superb home.

Ground Floor Accommodation

Reception Hall

Jerusalem stone flooring with under floor heating. Coved ceiling. Recess ceiling lights. Part wood panelled walls. Wall lights. Heating thermostat. Staircase with banisters and hand rail leading to first floor accommodation.

Cloakroom

Sealed unit double glazed window to side. Fitted with a white suite comprising low level WC and circular hand wash basin with mixer tap and storage cupboards below. Half stone mosaic tiled walls. Stone flooring with under floor heating. White towel radiator. Recess ceiling lights. Wall lights.

Study

Sealed unit double glazed sash bay window to front. Under floor heating. Stone flooring with under floor heating. Heating thermostat. Dado rail. Coved ceiling. Door to under stair storage cupboard with light.

Lounge

Two sealed unit double glazed sash windows to side. Sealed unit double glazed sash bay window to front. Solid wood flooring with under floor heating. Coved ceiling. Wall lights. Dado rail. Central heating thermostat. Feature marble fireplace with log effect gas fire. TV point.

Kitchen/Breakfast Room

Two sealed unit double glazed windows to side. Open to Family Room. Open to Dining/Conservatory. Stone flooring with under floor heating. A comprehensive range of fitted wall, base and drawer units with ceramic tiling. Glazed display units. Solid wood work tops. Two integral fridges. Two integral freezers. Rangemaster six gas double oven cooker. Central island – curved feature central island with solid wood breakfast bar, granite work surfaces, white sink unit with mixer tap and inset drainer to one side. Neff dishwasher. Panasonic microwave. Rangemaster drinks fridge and storage cupboards. Heating thermostat.



Family Room

Sealed unit double glazed sash window to side. Recess ceiling lights. Stone flooring with under floor heating. Fitted display/book shelving. Central heating thermostat. Dimmer switch. Feature gas fired log burning stove.

Conservatory

Sealed unit double glazed windows. Sealed unit double glazed venting windows. Twin sealed unit double glazed doors opening onto rear garden. Central heating thermostat. Stone flooring with under floor heating.

Utility Room

Sealed unit double glazed window to side. Stone flooring. Under floor heating. Door to side. Fitted with a range of wall and base units. Fitted work tops. Ceramic tiling. Heating thermostat.

First Floor Accommodation

Landing

Sealed unit double glazed sash window to side. White radiator. Staircase with banisters and hand rail leading to Second Floor Accommodation. Door to Linen Cupboard with shelving, radiator and light. Heating thermostat.

Master Bedroom

Two sealed unit double glazed windows to rear. Velux skylight windows. Radiators. Wall lights. Five sets of fitted double door wardrobe cupboards with hanging rail and shelving. Recess ceiling lights. Door to eaves storage cupboard.

En Suite

Fitted with a white suite comprising low level WC, twin circular sink units with mixer taps in wooden stand, walk in shower enclosure with glass screen, wall mounted shower mixer and rain head. Large white towel radiator. Under floor heating. Stone tiled floor. Stone tiled walls. Extractor fan.

Bedroom Two

Sealed unit double glazed sash window to front. Sealed unit double glazed window to side. White radiator. Dimmer switch.

En Suite

Sealed unit double glazed sash window to side. Fitted with a white suite comprising low level WC, pedestal hand wash basin, shower cubicle with wall mounted shower mixer and hand-held shower. Extractor fan. Stone flooring with under floor heating. Half stone tiled walls. White towel radiator.





Bedroom Three

Sealed unit double glazed window to front. Sealed unit double glazed window to side. Dado rail. White radiator. Dimmer switch.

Family Bathroom

Sealed unit double glazed sash window to front. Fitted with a white suite comprising low level WC, hand wash basin and roll top bath. Half wood panelled walls. Stone flooring with under floor heating. Recess ceiling lights. Extractor fan. White towel radiator.

Second Floor Accommodation

Landing

Double glazed Velux skylight windows to rear. Banisters and hand rail. Single radiator. Heating thermostat.

Bedroom Four

Two double glazed Velux skylight windows to rear. Single radiator. Two eaves storage cupboards. Recess ceiling lights. Dimmer switch. Feature vaulted ceiling.

Bedroom Five

Double glazed Velux skylight window to rear. Two eaves storage cupboards. White radiator. Feature vaulted ceiling. Dimmer switch. Recess ceiling lights.

Shower Room

Fitted with a white suite comprising low level WC, circular sink unit with mixer tap over, recess shower cubicle with white shower tray, wall mounted mixer and hand-held shower. Under floor heating. Stone flooring. White towel radiator. Stone tiled walls. Extractor fan.

Outside

Front

Block paved driveway leading to five bar gated access to further gravelled parking in front of garage. Brick paved pathway to covered storm porch. Stocked flower, shrub beds and borders. Gated access to rear garden.

Garage

Up and over door. Light. Power. Sealed unit double glazed window. Personal door to garden.

Rear

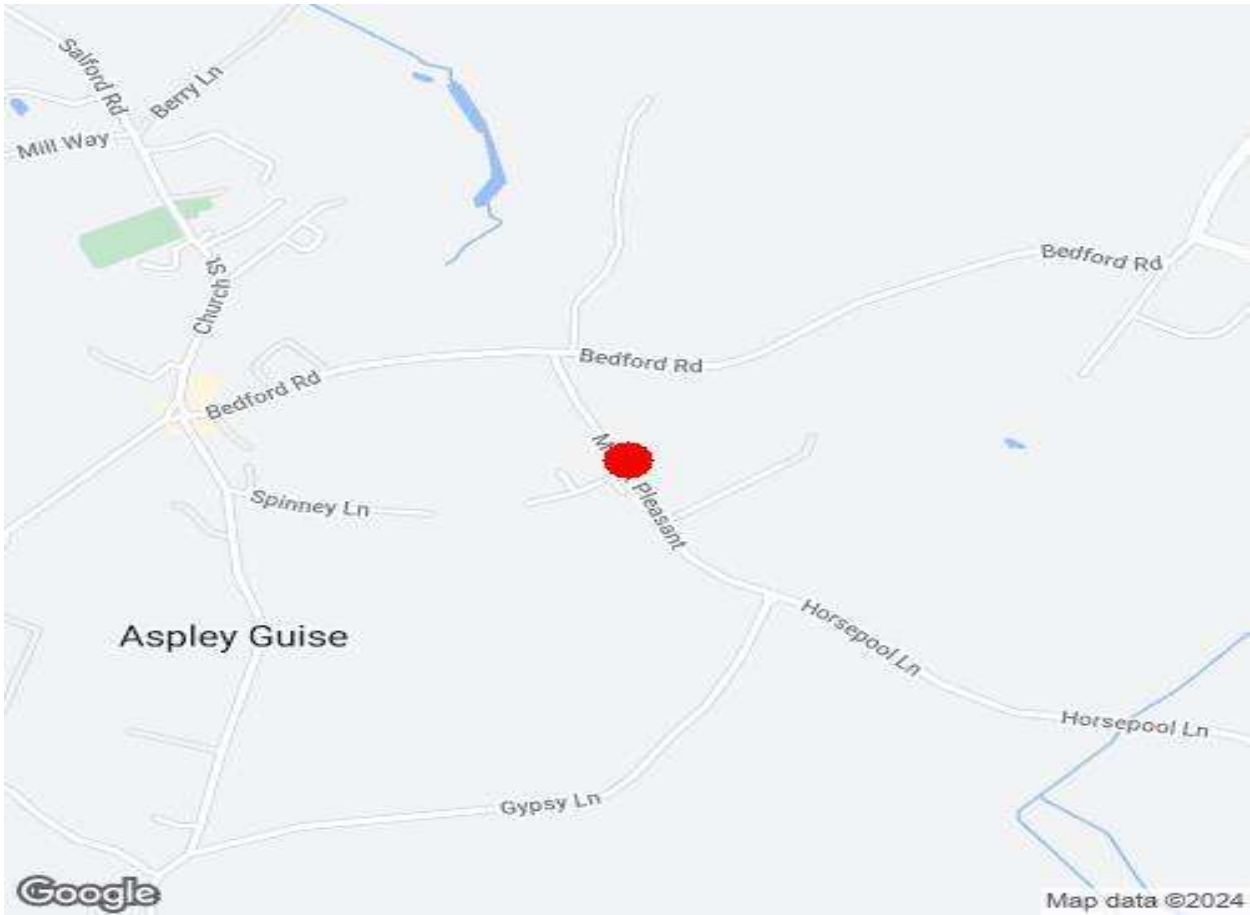
Superb landscaped rear garden with southerly aspect. Indian stone terrace with brick retaining walls. Steps up to main garden area, laid to lawn. Comprehensively stocked flower, shrub beds and borders. Enclosed by fencing.


*Beautifully Presented
To A High Standard
Throughout*









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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