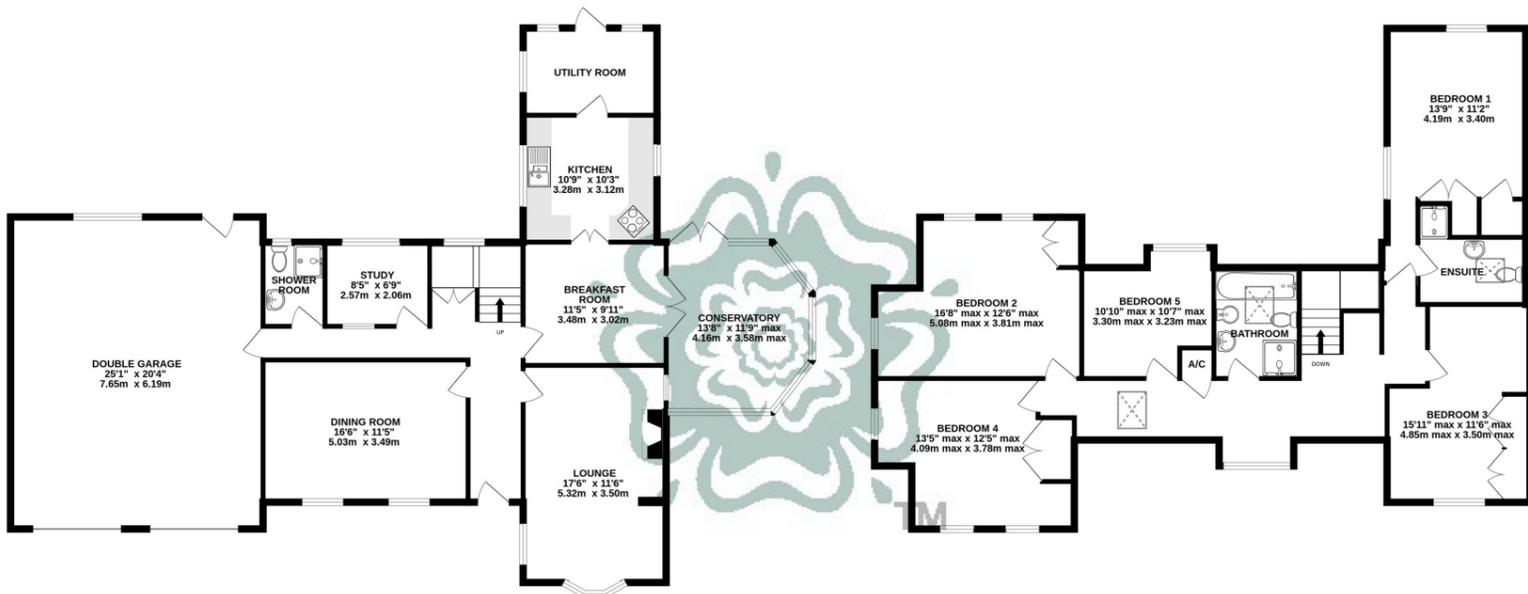




GROUND FLOOR
1589 sq.ft. (147.7 sq.m.) approx.

1ST FLOOR
1172 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA : 2761 sq.ft. (256.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	27	
Not energy efficient - higher running costs			
England, Scotland & Wales			

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

Country Properties | 1, Church Street | MK45 2PJ
 T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

Spanning over 2,000 square foot, not including the integrated double garage or multiple outbuildings, this previously extended, detached house has so much further potential with its great commuter links and circa 0.5 acre plot.

- Approximate 0.5 acre plot.
- Five bedrooms and three bathrooms.
- Could benefit from modernisation.
- No onward chain.
- Cess-pit drainage.
- Probate granted.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, electric radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the rear, electric radiator.

Lounge

17' 6" x 11' 6" (5.33m x 3.51m) Electric log burner, double glazed windows to the front and side, two electric radiators.

Dining Room

16' 6" x 11' 5" (5.03m x 3.48m) Two double glazed windows to the front, two electric radiators.

Study

8' 5" x 6' 9" (2.57m x 2.06m) Double glazed window to the rear, electric radiator.

Kitchen

10' 9" x 10' 3" (3.28m x 3.12m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and electric hob with extractor over, integrated half-size dishwasher, space for fridge, two double glazed windows to the side, electric radiator.

Utility

A range of base and wall mounted units with work surfaces over, space for appliances, door to garden, double glazed windows to the side and rear.

Breakfast Room

Electric radiator, double doors to:

Conservatory

13' 8" x 11' 9" (4.17m x 3.58m) Double doors to the garden, two electric radiators.

First Floor

Landing

Two skylight windows and double glazed window to the front, access to loft, airing cupboard housing hot water tank, two electric radiators.



Bedroom One

13' 9" x 11' 2" (4.19m x 3.40m) Aircon unit, fitted wardrobes, double glazed windows to the side and rear, two electric radiators.

Ensuite

A suite comprising of a shower cubicle with electric shower, low level WC, wash hand basin, electric heated towel rail, Skylight window.

Bedroom Two

Max. 16' 8" x 12' 6" (5.08m x 3.81m) Aircon unit, fitted wardrobes, double glazed windows to the side and rear, electric radiator.

Bedroom Three

Max. 15' 11" x 11' 6" (4.85m x 3.51m) Fitted wardrobes, double glazed windows to the front, two electric radiators.

Bedroom Four

Max. 13' 5" x 12' 5" (4.09m x 3.78m) Aircon unit, fitted wardrobes, double glazed windows to the front and side, electric radiator.

Bedroom Five

Max. 10' 10" x 10' 7" (3.30m x 3.23m) Double glazed window to the rear, electric radiator.

Bathroom

A suite comprising of a panelled bath, separate shower cubicle, low level WC, wash hand basin, bidet, electric radiator, Skylight window.

Outside

Rear Garden

A mature garden, mainly laid to lawn with block paved seating area, raised flower beds, dedicated composting area, greenhouse, outbuildings.

Double Garage

Double garage with two electric up and over doors, double glazed window to the rear, power and light, door to garden.

Parking

Block paved driveway providing ample off-road parking.

