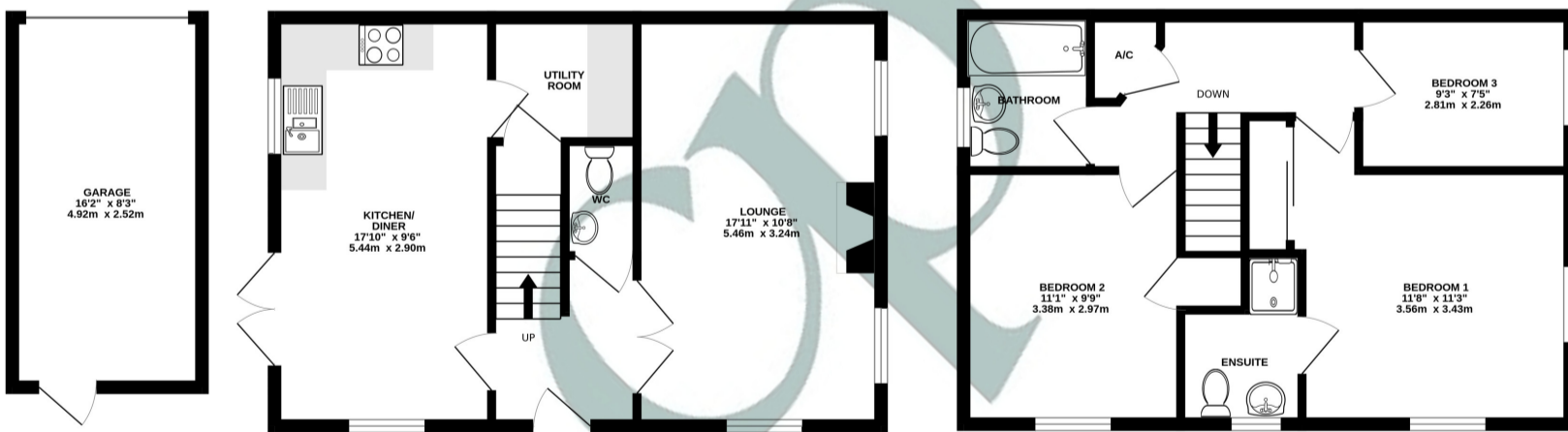




GARAGE  
133 sq.ft. (12.4 sq.m.) approx.

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

Once the show-home, this beautifully positioned three bedroom end-terrace is close to all the local amenities in the charming village of Lidlington.

- Three bedrooms and two bathrooms.
- Open plan kitchen/diner, separate utility and lounge.
- Electric gated off-road parking and garage to the rear.
- Private, walled garden.
- No onward chain.

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, stairs rising to first floor, radiator.

##### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

##### Lounge

17' 11" x 10' 8" (5.46m x 3.25m) Feature fireplace, double glazed windows to the front and side, two radiators.

##### Kitchen/Diner

17' 10" x 9' 6" (5.44m x 2.90m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven with gas hob and extractor over, space for fridge freezer and dishwasher, French doors to the garden, gas boiler, radiator, double glazed windows to the front and side.

##### Utility

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, under stairs cupboard.

##### First Floor

##### Landing

Access to boarded loft with ladder, airing cupboard housing hot water tank.



##### Bedroom One

11' 8" x 11' 3" (3.56m x 3.43m) Fitted wardrobes, double glazed windows to the front and side, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

##### Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m) Storage cupboard over stairs, double glazed window to the front, radiator.

##### Bedroom Three

9' 3" x 7' 5" (2.82m x 2.26m) Double glazed window to the side, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

##### Outside

##### Rear Garden

A west-facing, walled garden - mainly laid to lawn with patio and shingle seating areas and sleeper-lined planters with trees and shrubs.

##### Garage

Up and over door, door from garden.

##### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

##### Directions

From the A507 enter the village and follow the High Street down and just before the roundabout, 5 The Lane is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

