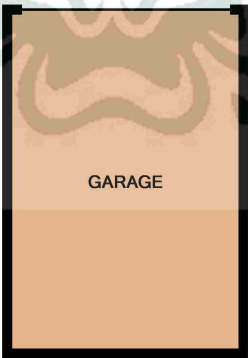
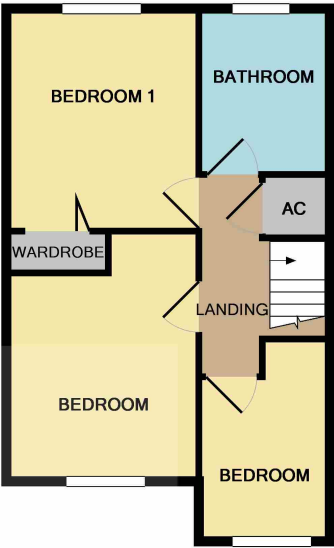
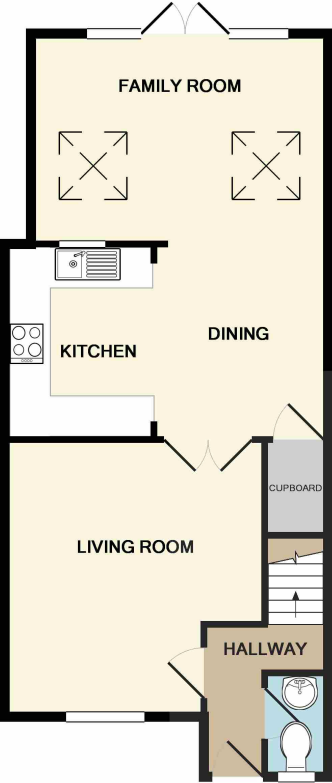


# Floor Plans



TOTAL APPROX. FLOOR AREA 1099 SQ.FT. (102.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018

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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



15, Parrish Close  
Marston Moretaine, Bedfordshire,  
MK43 0AG  
£285,000





**\*\*AMAZING VALUE! EXTENDED THREE BEDROOM DETACHED HOUSE WITH GARAGE.\*\***

- Set in a very desirable close of similar houses.
- Modern kitchen, bathroom and cloakroom.
- Lovely, low maintenance rear garden with sunny aspects.
- Three reception rooms and super presentation throughout.
- Super location with lots of nearby amenities.
- Single detached garage and off road parking.

**Ground Floor**

**Entrance Hall**

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

**Cloakroom**

A suite comprising of a wash hand basin, tiling to splashbacks, low level WC, double glazed window to front, radiator.

**Lounge**

13' 7" x 12' 8" (4.14m x 3.86m) Double glazed window to front, radiator.

**Kitchen**

9' 6" x 7' 2" (2.90m x 2.18m) A range of cream base and wall mounted units with work surfaces over and chrome furnishings, inset sink and drainer, integrated oven, stainless steel gas hob with hood over, space for slimline dishwasher, space and plumbing for fridge, freezer and washing machine, radiator.

**Dining Room**

9' 7" x 8' 6" (2.92m x 2.59m) Under stairs cupboard, radiator, open to:

**Family Room**

14' 5" x 11' 3" (4.39m x 3.43m) Two velux windows, French doors to garden, double glazed window to rear.

**First Floor**

**Landing**

Access to loft, airing cupboard, radiator.

**Bedroom One**

10' 10" x 9' 4" (3.30m x 2.84m) Built-in wardrobes, double glazed window to rear, radiator.

**Bedroom Two**

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to front, radiator.

**Bedroom Three**

8' 4" x 6' 4" (2.54m x 1.93m) Built in wardrobe, double glazed window to front, radiator.

**Bathroom**

A white suite comprising of a panelled bath with shower over, wash hand basin, part tiling to splashbacks, low level WC, double glazed window to rear, radiator.

**Outside**

**Front Garden**

Mainly laid to lawn with a path to the front door, side access to rear.

**Rear Garden**

Mainly laid to lawn of which is artificial, small patio area, flower and shrub borders, shed, outside power, light, side access.

**Garage**

Up and over door.

**Parking**

Off road parking for three/four cars.

**Directions**

Entering Marston via Station Road from Lidlington or Millbrook, turn right at the 'T' junction into Bedford Road, down to the roundabout, turn left into Arundel Road and Parrish Close is on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

MARSTON MORETAINE – Is a large village on the A421 between Bedford and Milton Keynes. It has a population of about 9,000 and is served by Millbrook railway station, which is about a mile away on the Marston Vale Line. On the outskirts of the village sits the Forest Centre and Millennium Country Park in the heart of the Forest of Marston Vale. The village now has several shops including two Co-ops, one public house, a doctor’s surgery and Indian restaurant and two Lower schools, across the main village and the adjoining hamlets of Upper Shelton and Lower Shelton.

