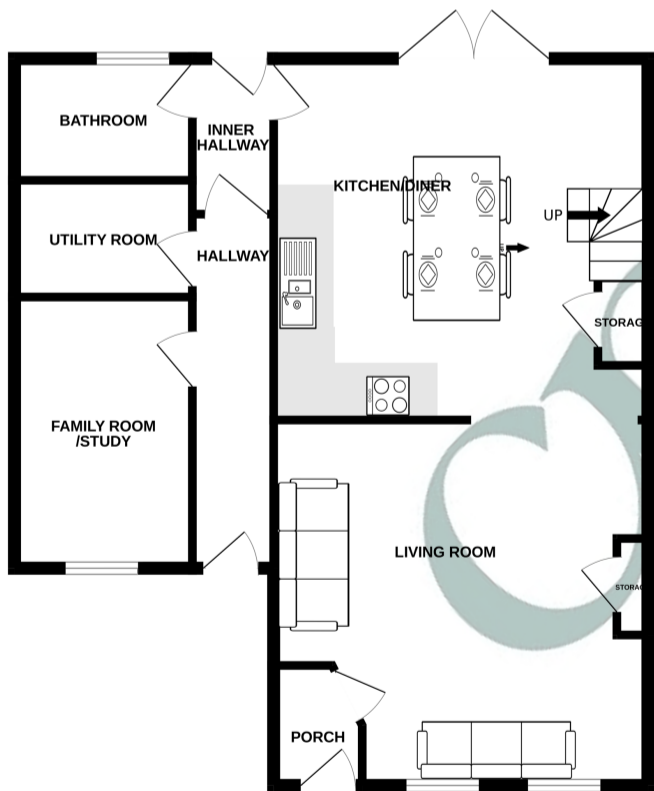


56, Newbury Lane
 Silsoe, Bedfordshire,
 MK45 4EX
 Offers in Excess of £425,000

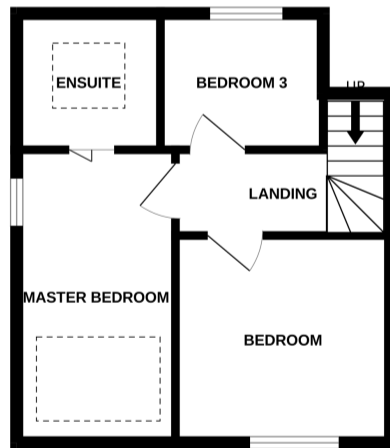
country
 properties



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		84
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.
 Made with Metroplan ©2024

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 | 31, Bedford Road | MK45 4LL

T: 01582 882811 | E: barton@country-properties.co.uk

www.country-properties.co.uk

country
 properties

A superbly extended three bedroom semi-detached family residence with versatile living accommodation and the added benefit of no onward chain.

- 17ft open plan lounge.
- Extended kitchen/breakfast room.
- Converted garage serving as separate reception room or bedroom four.
- Ample off-road parking.
- Landscaped gardens.

Ground Floor

Entrance Hall

Entrance door to the front, door to:

Lounge

17' 3" x 15' 3" (5.26m x 4.65m) Double glazed window to the front, electric radiator, built-in storage.

Kitchen/Diner

17' 0" x 16' 0" (5.18m x 4.88m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, split-level double oven, ceramic hob with extractor hood over, space for appliances, stairs rising to first floor, patio doors opening to the rear garden, two electric radiators.

Utility

Space for washing machine and tumble dryer, water tank.

First Floor

Landing

Two Velux windows.

Bedroom One

11' 8" x 8' 3" with restricted head height (3.56m x 2.51m) Double glazed window to the side, access to loft, electric radiator.



Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, towel rail.

Bedroom Two

9' 5" x 8' 8" (2.87m x 2.64m) Double glazed window to the front, electric radiator.

Bedroom Three/Dressing Room

7' 8" x 6' 3" max. (2.34m x 1.91m) Double glazed window to the rear, electric radiator.

Bathroom

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

Outside

Front Garden

Shrubs and flower borders.

Rear Garden

Mainly laid to lawn with large patio area, shrub and flower borders, timber fencing.

Converted Garage

11' 6" x 7' 10" (3.51m x 2.39m) Separate entrance door to main dwelling, double glazed window to the front, electric radiator.

Parking

Shingle driveway to the front providing ample off-road parking.

