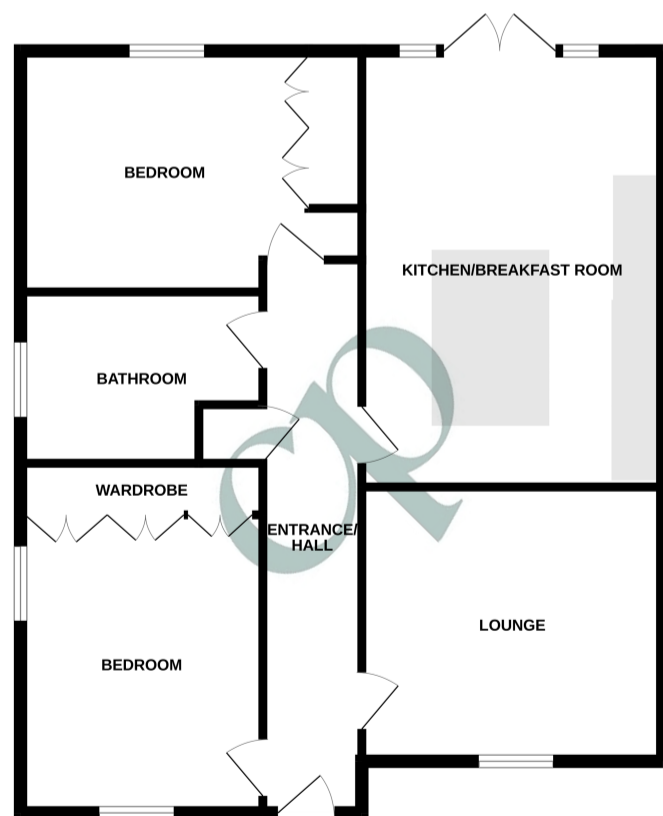




GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 Metropix C3024

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)

First time to the market is this two double bedroom semi-detached bungalow with a stunning 21ft kitchen/dining room and an attractive rear garden.

- Beautiful kitchen/dining/family room.
- Two double bedrooms with fitted wardrobes.
- Family bathroom with shower cubicle.
- Ample off-road parking.
- South-west facing rear garden.

#### Accommodation

##### Entrance Hall

Entrance door to the front, cupboard housing combi-boiler, radiator.

##### Lounge

13' 4" x 12' 0" (4.06m x 3.66m)  
Georgian-style double glazed window to the front, radiator.

##### Kitchen/Dining/Family Room

21' 5" x 14' 6" Max. (6.53m x 4.42m) A range of base and wall mounted units with granite work surfaces over, eye-level double oven and Siemens hob with extractor over, large centre island with 1.5 basin stainless steel sink and drainer, integrated fridge freezer and dishwasher plus integrated washing machine and wine chiller, double glazed French doors to the rear, radiator.

##### Bedroom One

13' 2" x 10' 7" (4.01m x 3.23m) Triple set of wardrobes, double glazed windows to the front and side, radiator.

##### Bedroom Two

14' 6" x 9' 9" (4.42m x 2.97m) Double wardrobes, double glazed window to the rear, radiator.



##### Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, double glazed window to the side.

##### Outside

##### Rear Garden

A south-west facing garden with shaped lawn and patio seating area, outside tap as well as electric point and lighting, storage shed and side access to the front.

##### Parking

Block paving to the front of the property providing off-road parking for up to 3 cars.

##### NB

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

