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9 Whittle Court,
Knowlhill, Milton Keynes, MK5 8FT

Tel: 01908 231 551
mail@elevationestateagents.com



**13 Guyana Lane, Bletchley, Milton Keynes,
Buckinghamshire, MK3 5GS**

£425,000 Freehold

- Three bathrooms
- Four Large Doubles
- Sought After Area
- Parking for Two Cars
- Spacious Townhouse
- EPC- B
- 16 solar panels
- Two batteries to store the energy
- EPC Rating





Lovely four-bedroom mid terrace townhouse with a driveway for two cars.

On the ground floor of this home is stylish kitchen diner with integrated appliances to include; an oven with an induction hob and extractor fan, as well as a dishwasher and fridge freezer. Through to the family living room there is a feature fireplace and French doors to the conservatory allowing for lots of natural light and garden access. There is also a spacious downstairs cloakroom.

The first floor of the property comprises of two double bedrooms and the three-piece family shower room, there is a shower cubicle, wc and pedestal basin with a light up vanity mirror. On the second floor are the two double bedrooms and another family bathroom. One of the bedrooms has fitted wardrobes and the master bedroom has the luxury of an ensuite shower room.

To the rear of the property is the garden which is fully patioed with a summerhouse and gate access to the parking.

Newton Leys is a very popular and sought-after area. It has connection the A4146, A5 and the M1. It is within close proximity to the Newton Leys District Centre offering takeaways and an Asda. A lovely walk area is Willow Lake Park, a picturesque perfect walk for families and dog lovers.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.