

# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

**10 Lenborough Court, Woolstone, Milton Keynes,  
Buckinghamshire. MK15 0BX**

**Guide Price £490,000 Freehold**

**FOR SALE**





## PROPERTY DESCRIPTION

Thomas Connolly Estate Agents are delighted to offer for sale this well-presented three bedroom family home, situated in the highly sought-after area of Woolstone, positioned to the east of Milton Keynes. Woolstone is a desirable location, offering a village feel while being just moments from central Milton Keynes. The area benefits from scenic riverside walks, excellent local schools, and convenient access to the M1, A421, and Milton Keynes Central Station, making it ideal for families and commuters alike.

The ground floor accommodation comprises a welcoming entrance hall, a front-facing study perfect for home working, a bright sitting room leading through to a conservatory with views over the garden, and a fitted kitchen with separate utility room. Further benefits include a downstairs cloakroom and a generous storage space converted from the original garage – ideal for bikes, household items or workshop space, though no longer suitable for car parking.

Upstairs offers a spacious landing with storage cupboard, a modern family bathroom, and two well-proportioned double bedrooms. The master suite boasts built-in wardrobes, a separate dressing area, and an en-suite shower room, offering a luxurious private retreat.

Externally, the property offers a driveway providing off-road parking and a private rear garden, ideal for relaxing or entertaining.

Please contact Thomas Connolly Estate Agents for more information or to arrange a viewing.

If you are considering buying, selling, or letting a property, or require mortgage advice, our team would be happy to assist you.

## FEATURES

- 3 BEDROOM SEMI-DETACHED HOME
- EN-SUITE TO MASTER BEDROOM
- 3 RECEPTION ROOMS INCLUDING CONSERVATORY
- SITUATED IN THE PICTURESQUE AREA OF WOOLSTONE
- UTILITY ROOM
- CLOSE PROXIMITY TO CENTRAL MILTON KEYNES





## ROOM DESCRIPTIONS

### FIRST FLOOR

#### ENTRANCE HALL

#### KITCHEN

16' 5" x 10' 6" (5.00m x 3.20m)

#### UTILITY ROOM

7' 5" x 7' 4" (2.26m x 2.24m)

ACCESS TO GARAGE/STORE ROOM

#### STUDY

9' 5" x 9' 4" (2.87m x 2.84m)

#### SITTING ROOM

16' 9" x 11' 6" (5.11m x 3.51m)

#### CONSERVATORY

10' 7" x 9' 8" (3.23m x 2.95m)

#### CLOAKROOM

### FIRST FLOOR

#### BEDROOM TWO

9' 8" x 11' 0" (2.95m x 3.35m)

#### FAMILY BATHROOM

7' 2" x 6' 6" (2.18m x 1.98m)

#### BEDROOM THREE

9' 8" x 8' 7" (2.95m x 2.62m)

#### BEDROOM ONE

10' 6" x 12' 10" (3.20m x 3.91m)

#### DRESSING AREA TO BEDROOM ONE

6' 6" x 6' 6" (1.98m x 1.98m)

#### EN-SUITE TO BEDROOM ONE

#### LANDSCAPED REAR GARDEN

### DRIVEWAY PARKING

#### PLEASE NOTE:

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the perspective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







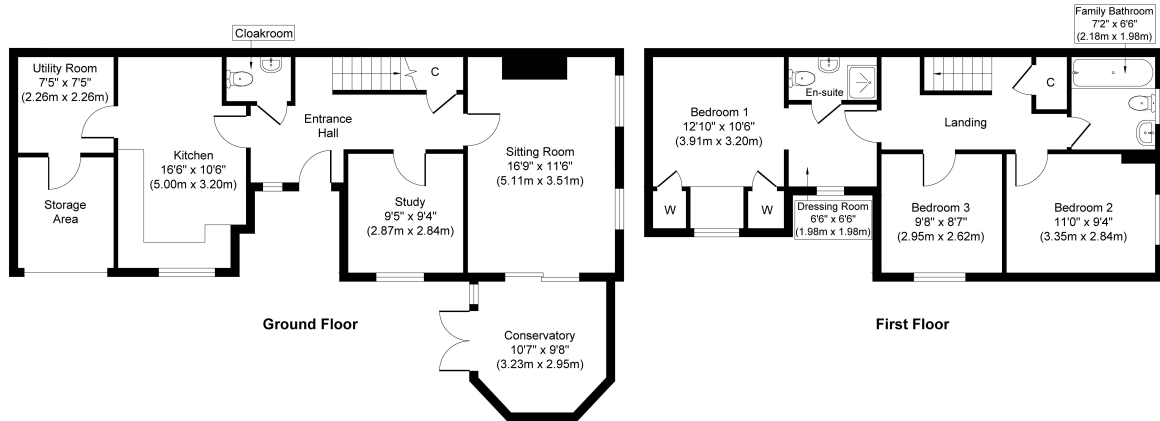






# FLOORPLAN

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**Approx. Gross Internal Floor Area 1377 sq. ft / 127.96 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 or tenant. 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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