



## 26 Granes End, Great Linford, Milton Keynes, Buckinghamshire, MK14 5DX

### £380,000 Freehold

- VERY WELL PRESENTED THROUGHOUT & SHOULD BE VIEWED TO BE FULLY APPRECIATED
- EXTENDED FAMILY HOME IN THE POPULAR & SOUGHT AFTER AREA OF GREAT LINFORD
- SHORT DISTANCE FROM CENTRAL MILTON KEYNES & ALL OF THE CITY CENTRE AMENITIES
- LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- IDEAL FAMILY HOME
- LARGE LIVING SPACE







A stunning four bedroom link detached family home situated in a quiet cul-de-sac location.

this property comprises utility room , refitted kitchen , larger than average living/diner room leading to rear extension with doors to the low maintenance south facing landscaped rear garden. The garage has been converted to a large en-suite bedroom which will give you flexible living as it can be used as a home office study or play room. To the upstairs there are three good sized rooms with a re-fitted family bathroom.

### The Area

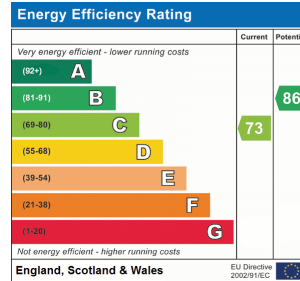
Great Linford is an historic village with ancient barns and thatched cottages but also more modern homes and has easy access to the M1. Adjacent to the High Street with its thatched cottages, barns and a great pub is Great Linford Manor Park with its 17th century manor, art centre, almshouses and ancient ponds. There are other parks nearby and play areas plus a sports field and a wonderful circular cricket field off the High Street.

The area benefits from being located between both Central Milton Keynes and Newport Pagnell. Newport Pagnell is an old market town that offers a range of shops, restaurants and pubs. In Central Milton Keynes you will find a large range of retail, entertainment and recreational activities including Centre:MK, the Theatre District and the Xscape building.

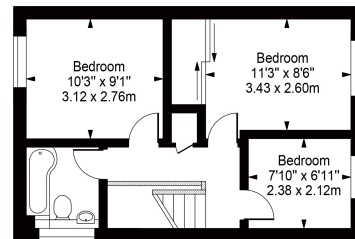
Central Milton Keynes is also home to a mainline railway station, with regular and direct links into London Euston - with journey times of approximately 35 minutes. Junctions 13 & 14 of the M1 are also accessible providing excellent road links to the north and south. Main trunk roads such as the A5, A421, A422 and A509. All this makes Milton Keynes a popular area for commuters.

## Disclaimer

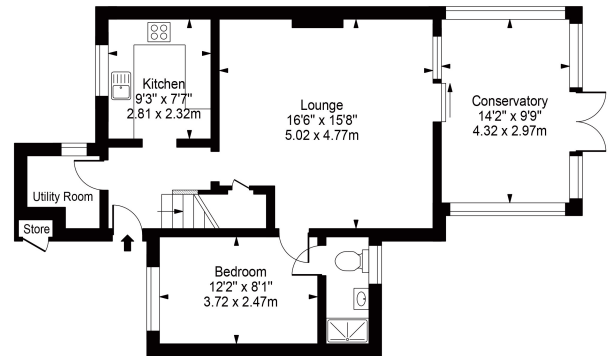
Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such 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.



Approx. Gross Internal Area 1133 Sq Ft - 105.27 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.