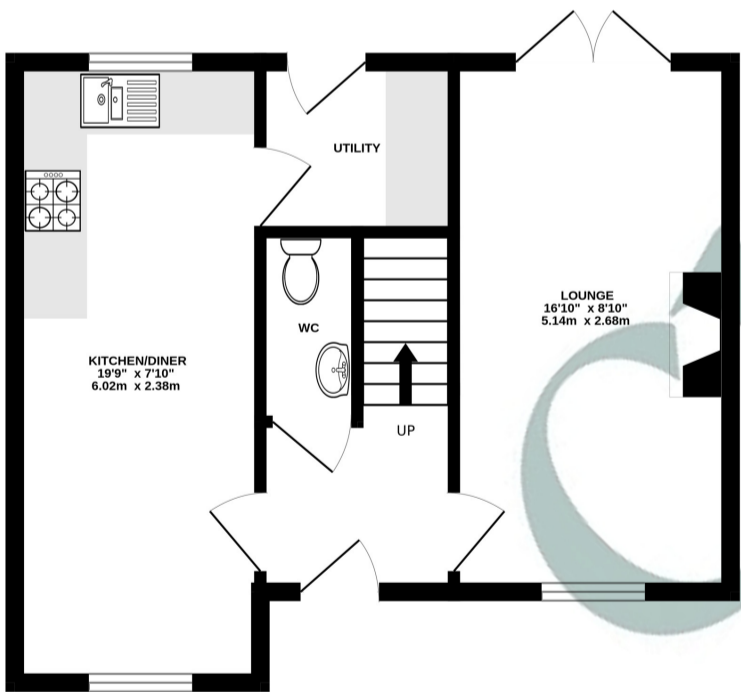
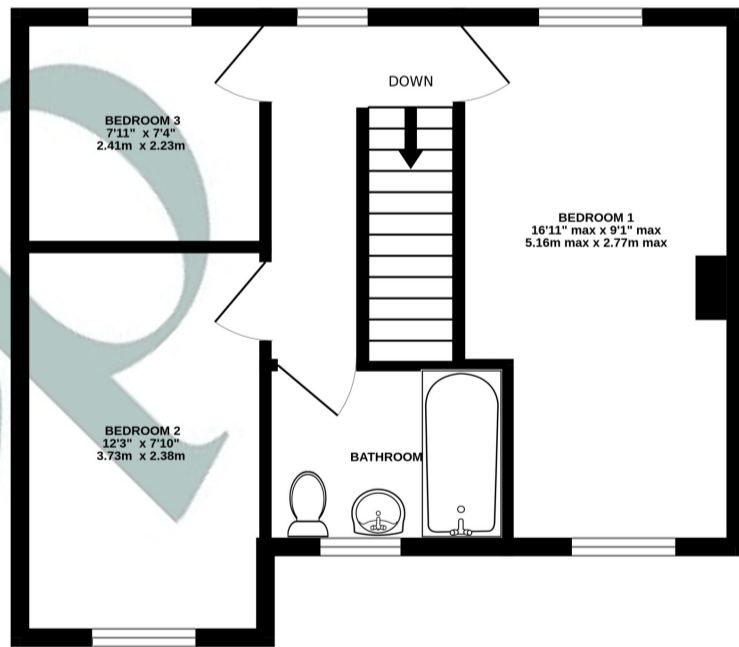




GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	82	
(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			

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)

A perfectly sized three bedroom semi overlooking Stewartby Lake. Ideal for young families or anyone looking to downsize, this property with its south-west facing garden, off-road parking, kitchen/diner and separate utility really does suit modern day living.

- Three bedrooms & bathroom on first floor.
- South-west facing garden.
- Ground floor cloakroom & utility room.
- Off-road parking for 2 cars.
- Scenic views over Stewartby Lake to the front of the property.
- Great investment potential with the upcoming Universal Studios plans.
- Maintenance charge of £157.15 per annum.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

### Lounge

16' 10" x 8' 10" (5.13m x 2.69m) Feature fireplace with log burner, French doors to garden, double glazed window to the front, radiator and towel rail.

### Kitchen/Diner

19' 9" x 7' 10" (6.02m x 2.39m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for fridge freezer and dishwasher, double glazed windows to the front and rear, radiator and towel rail, access to:

### Utility

A range of base units with work surfaces over, space for washing machine and tumble dryer, door to garden, boiler, radiator.



## First Floor

### Landing

Access to loft, double glazed window to the rear, radiator.

### Bedroom One

Max. 16' 11" x 9' 1" (5.16m x 2.77m) Mirror fronted wardrobes to remain, double glazed windows to the front and rear, radiator.

### Bedroom Two

12' 3" x 7' 10" (3.73m x 2.39m) Double glazed window to the front, radiator.

### Bedroom Three

7' 11" x 7' 4" (2.41m x 2.24m) Double glazed window to the rear, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

### Outside

#### Front Garden

Dwarf walled front garden with lawn area and slate shingle.

#### Rear Garden

South-west facing rear garden, mainly laid to lawn with pergola covered BBQ area and storage shed with power and light to remain.

#### Parking

Driveway providing off-road parking.

