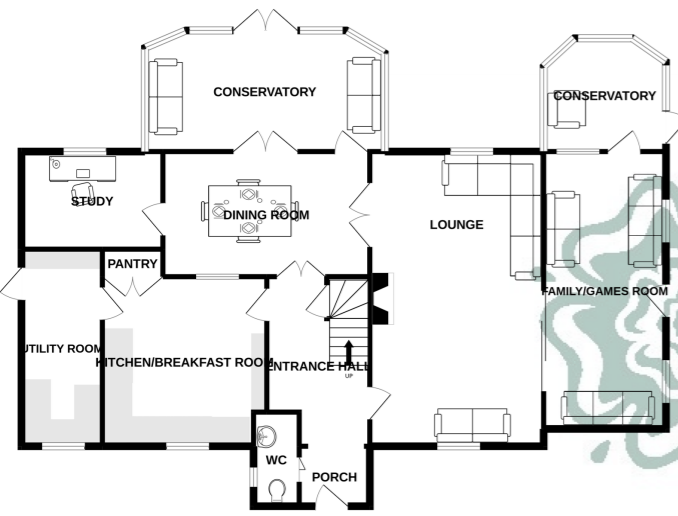
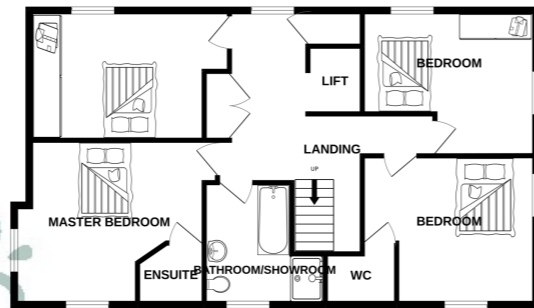


# Floor Plans

GROUND FLOOR  
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2286 sq.ft. (212.4 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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## 73, Northwood End Road

Haynes, Bedfordshire,  
MK45 3QD

Offers in Excess of £825,000

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

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[www.country-properties.co.uk](http://www.country-properties.co.uk)





# A delightful four bedroom family residence set in mature grounds with views overlooking farmland to the rear.

- Spacious lounge with feature log burner.
- Large conservatory.
- Double garage and 'in and out' driveway with wrought iron gates.
- Separate dining room.
- Kitchen/breakfast room.
- There is currently no boiler supplied with the property but there is other methods of heating in place.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor, under stairs cupboard, radiator.

### Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator.

### Lounge

22' 9" x 13' 5" (6.93m x 4.09m) Feature fireplace, coving, dado rail, two radiators, double glazed window to the front, double doors to:

### Dining Room

15' 10" x 9' 10" (4.83m x 3.00m) Lift access to first floor, coving, dado rail, multi-glazed door into:

### Games Room

21' 03" x 9' 04" (6.48m x 2.84m) Double glazed door and windows to the side, double glazed door to rear room, radiators.

### Study

10' 11" x 7' 01" (3.33m x 2.16m) Coving, window to the front, radiator.

### Kitchen/Breakfast Room

12' 7" x 11' 02" (3.84m x 3.40m) A range of base and wall mounted units with under lighting and work surfaces over, oven and hob with extractor hood over, space and plumbing for washing machine or dishwasher, walk-in larder, double glazed window to the front, radiator.

### Utility

15' 4" x 6' 2" (4.67m x 1.88m) A range of base and wall mounted units, stainless steel sink and drainer, space for appliances, double glazed window to the front.

### Conservatory

18' 1" x 9' 01" (5.51m x 2.77m) Dwarf walls, double glazed doors to garden.

### Second Conservatory

9' 5" x 8' 8" (2.87m x 2.64m)

## First Floor

### Landing

Lift access to ground floor, access to loft, airing cupboard housing hot water tank, double glazed window, radiator.

### Bedroom One

14' 10" x 12' 8" (4.52m x 3.86m) Built-in wardrobes, dado rail, two double glazed windows to the front, radiator.

### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

### Bedroom Two

14' 10" x 9' 10" (4.52m x 3.00m) Built-in wardrobes, double glazed window to the rear, radiator.

### Bedroom Three

13' 6" x 11' 3" (4.11m x 3.43m) Fitted wardrobe over stairs, low level WC, wash hand basin, double glazed windows to the front and side, radiator.

### Bedroom Four

13' 6" x 11' 3" > 7' (4.11m x 3.43m > 2.13m) Mirror fronted wardrobes, double glazed windows to the side and 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 front, radiator.

## Outside

### Front Garden

'In and Out' driveway with two pairs of 5ft wrought iron gates, mature shrubs and flower borders, outside lighting.

### Rear Garden

A generous rear garden mainly laid to lawn with a patio area and additional seating areas, mature and established trees and bushes, brick-built shed, outside tap, covered side access to garage.

### Garage

19' 8" x 16' 9" (5.99m x 5.11m) Electric roller door, power and light.

**THESE ARE PRELIMINARY DETAILS  
TO BE APPROVED BY THE VENDOR**

