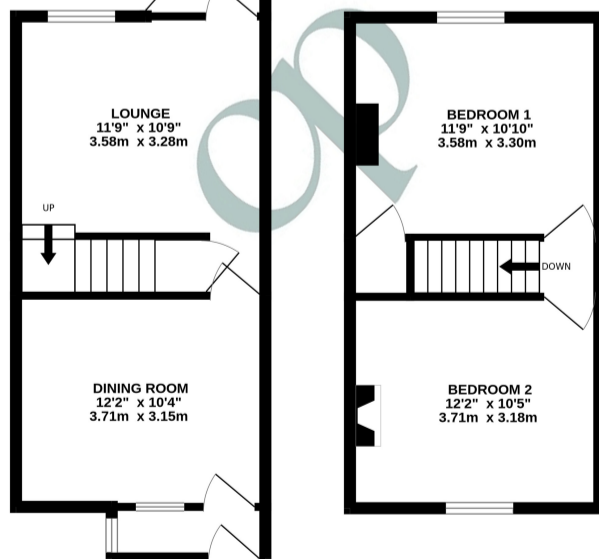




GROUND FLOOR
 439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
 285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(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
www.country-properties.co.uk

A lovely 2 bedroom cottage in the heart of Marston Moretaine, close to all of the local amenities with excellent commuter links, perfect for any first time buyer or investor.

- Two double bedrooms.
- Short distance to all of Marston's local amenities.
- Circa 100ft west-facing rear garden.
- Great commuter links via A421, M1 and A428.
- Ground floor bathroom.
- Kitchen and two additional reception rooms.

Ground Floor

Entrance Porch

UPVC entrance door, double glazed window to the side.

Dining Room

12' 2" x 10' 4" (3.71m x 3.15m)
Radiator, opening to:

Lounge

11' 9" x 10' 9" (3.58m x 3.28m) Feature fireplace with log burner, stairs rising to first floor, double glazed window to the rear, radiator.

Kitchen

11' 7" x 8' 0" (3.53m x 2.44m) A range of base and wall mounted units with work surfaces over, countersunk stainless steel sink and drainer with mixer tap, integrated split-level ovens and induction hob with extractor over, integrated dishwasher and washing machine, gas boiler, stable door opening to the garden, double glazed window to the side, radiator.



Bathroom

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

First Floor

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m)
Cupboard over the stairs, access to loft, double glazed window to the rear with fitted shutters, radiator.

Bedroom Two

12' 2" x 10' 5" (3.71m x 3.17m) Cast iron fireplace, double glazed window to the side with fitted shutters, radiator.

Outside

Rear Garden

Circa 100ft west facing rear garden, mainly laid to artificial lawn, patio seating area with fitted BBQ area and a large timber outbuilding with power and light at the bottom of the garden.

Directions

Approaching the centre of the village on Station Road (as if coming from Millbrook or Lidlington). At the t-junction by the shops turn right and the property is directly on your left hand side.

