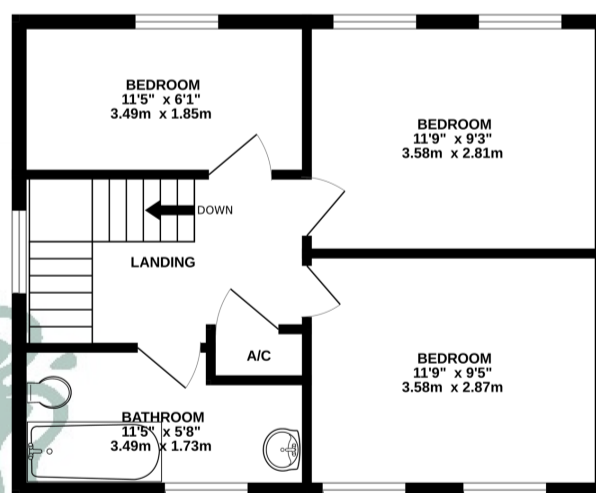
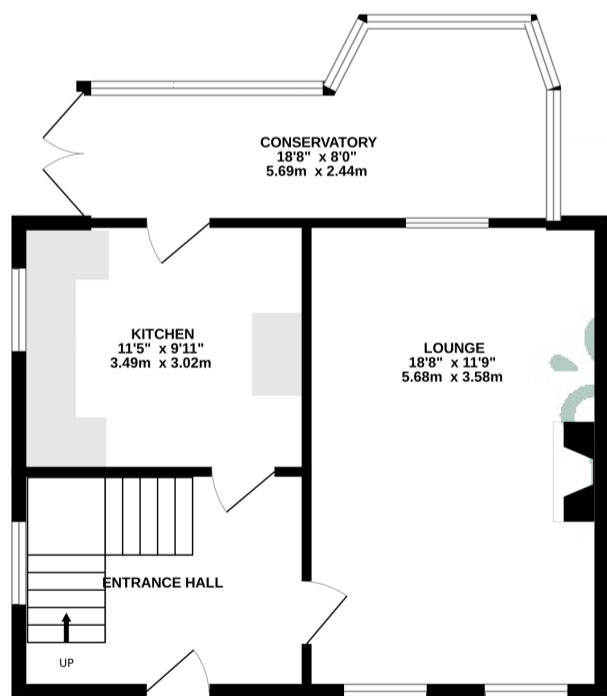




GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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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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

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 sturdy three bedroom semi-detached house which has incredible potential and stunning views overlooking farmland and open countryside, offered chain free.

- Three bedrooms and a family bathroom
- Stunning countryside views
- Chain free
- Situated at the end of a quiet crescent location
- Large front and rear gardens
- 18ft Conservatory leading onto the rear garden

#### Ground Floor

##### Entrance Hall

Entrance door to the front and double glazed window to the side, stairs rising to first floor, radiator.

##### Lounge

18' 9" x 11' 10" (5.71m x 3.61m) Living flame feature fireplace, double glazed windows to the front and rear, radiator.

##### Kitchen

11' 5" x 10' 11" (3.48m x 3.33m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, under stairs cupboard, double glazed window to the side, door to:

##### Conservatory

17' 2" x 10' 8" (5.23m x 3.25m) Double doors to the rear garden, radiator.

##### First Floor

##### Landing

Built-in cupboard, double glazed window, access to loft.

##### Bedroom One

11' 9" x 9' 0" (3.58m x 2.74m) Built-in wardrobes, double glazed windows to the front, radiator.

##### Bedroom Two

12' 0" into recess x 9' 4" (3.66m x 2.84m) Fitted wardrobes, double glazed window to the rear, radiator.

##### Bedroom Three

9' 8" x 7' 7" (2.95m x 2.31m) Fitted wardrobes, double glazed window to the rear, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the front, built-in cupboard.

##### Outside

##### Front Garden

Low maintenance shingle area with mature shrubs and flower borders.

##### Rear Garden

Mainly laid to lawn with circular patio area, outside tap and light, shed, side access.

##### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

