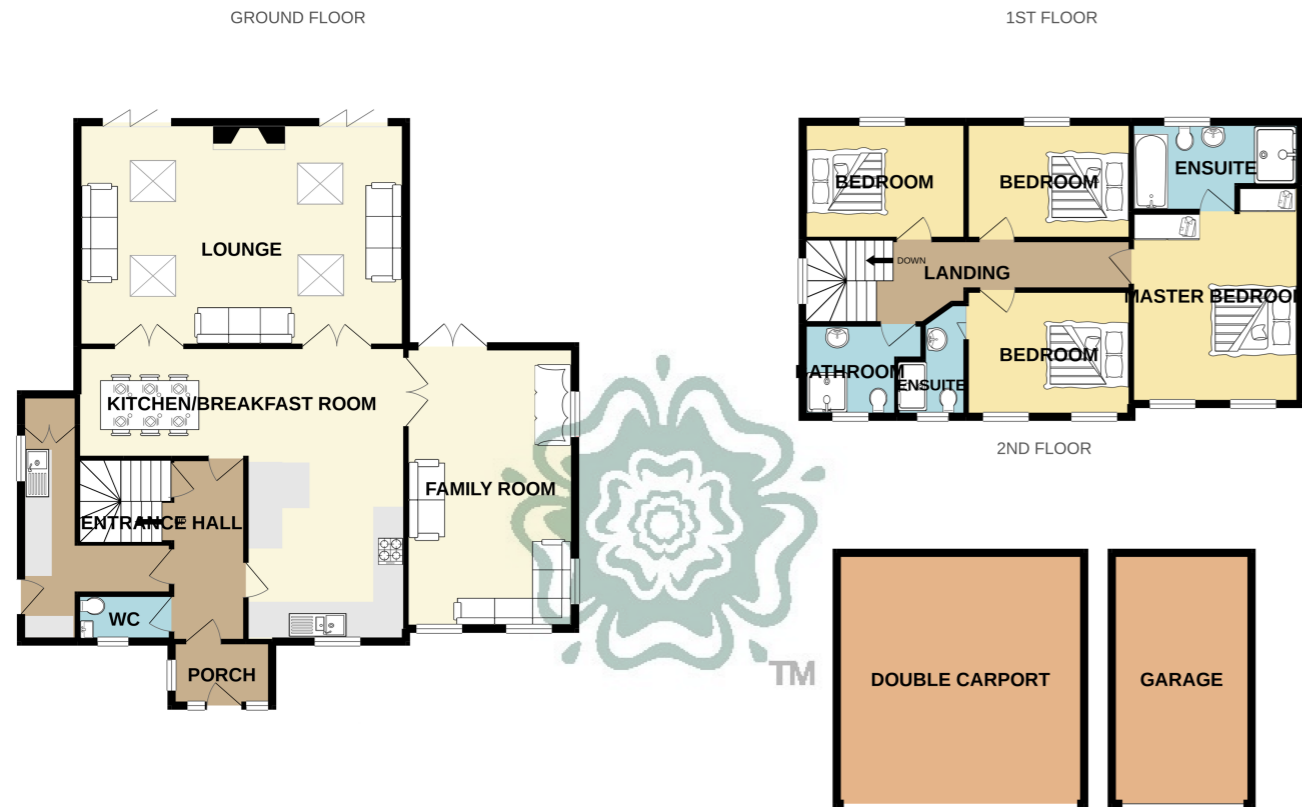
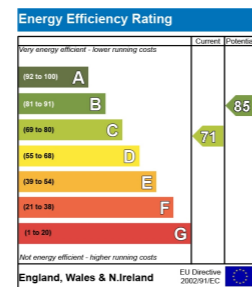


# Floor Plans



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 valuation, contact the numbers listed on the brochure.



## 3 Northwood Lodge

Silver End Road, Haynes, Bedfordshire,  
MK45 3PP  
£699,995

Viewing by appointment only

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**COUNTRY PROPERTIES**  
PART OF HUNTERS

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PART OF HUNTERS

A truly stunning and completely refurbished family residence with a substantial extension which provides excellent versatile accommodation, situated down a private lane in the village of Haynes.

- 23ft lounge with vaulted ceilings and a multi-fuel burner.
- Open plan kitchen/dining room.
- Double carport, single garage and shingled driveway parking.
- Air source heating with RHI Government allowance of £259-90 every three months.
- Four bedrooms - two with ensembles.
- South facing rear garden.

## Ground Floor

### Entrance Porch

Fully enclosed, composite entrance door with double glazed window to the side, ceramic tiled flooring, door into:

### Entrance Hall

Engineered oak flooring, stairs rising to first floor, radiator.

### Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, radiator, part tiled walls, double glazed window to the front with plantation blinds.

### Lounge

23' 8" x 16' 2" (7.21m x 4.93m) Vaulted ceiling with four Velux windows, two bi-folding doors to the rear, feature fireplace with multi-fuel log burner and wooden mantle, oak flooring with under floor heating.

### Dining Area

24' 1" x 8' 0" (7.34m x 2.44m) Three radiators, two double doors into the lounge.

### Kitchen/Breakfast Room

21' 6" x 12' 1" (6.55m x 3.68m) A superb range of base and wall mounted units with work surfaces over plus a breakfast bar, 1.5 basin sink and drainer, Stoves double oven with ceramic hob and extractor hood over, integrated dishwasher, oak flooring, radiator, double glazed window to the front with plantation blinds.

### Utility

17' 5" x 4' 0" (5.31m x 1.22m) A range of base and wall mounted units with sink and drainer, built-in washing machine, two Velux windows, ceramic tiled flooring, double glazed door and window to the side, air source heat pump cupboard housing hot water tank, radiator.

### Family Room

20' 0" x 12' 2" (6.10m x 3.71m) Oak flooring with under floor heating, double glazed double doors to the rear, four double glazed windows to the side and front with plantation blinds.

## First Floor

### Landing

Access to loft, double glazed window to the side with plantation blinds, radiator.

### Bedroom One

13' 10" x 12' 1" (4.22m x 3.68m) Built-in wardrobes and storage, two double glazed windows to the front with plantation blinds, fitted carpet, radiator.

### Ensuite

A suite comprising of a panelled bath, separate shower cubicle with large rainfall shower, low level WC, wash hand basin, ceramic tiling, Victorian style radiator and towel rail, double glazed window to the rear.

### Bedroom Two

11' 11" x 9' 0" (3.63m x 2.74m) Two double glazed windows to the front with plantation blinds, fitted carpet, radiator.

### Ensuite

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

### Bedroom Three

12' 1" x 8' 4" (3.68m x 2.54m) Double glazed window to the rear with plantation blinds, fitted carpet, radiator.

### Bedroom Four

12' 0" x 8' 0" (3.66m x 2.44m) Double glazed window to the rear with plantation blinds, fitted carpet, radiator.

### Bathroom

A suite comprising of a shower cubicle with rainfall shower, low level WC, wash hand basin, ceramic tiling, radiator, double glazed window to the front.

## Outside

### Front Garden

Picket fencing, shrubs and flower borders, outside power and tap, access to rear from both sides.

### Rear Garden

A south facing rear garden, mainly laid to lawn with a good size patio area, delightful mature shrubs and flower borders, timber fencing, outside lighting, wooden shed.

### Double Carport

18' 2" x 17' 10" (5.54m x 5.44m) Eaves storage, power and light.

### Single Garage

Up and over door, power and light, eaves storage.

### Parking

Ample off-road shingled parking to the side of the property as well as a wooden summer house with power and light.

