58 Granes End, Milton Keynes, MK14 5DX

£519,995

CAULDWELL are delighted to offer to offer for sale this imposing detached family home, found at the end of a private gravel road (protected by covenant) within the popular Great Linford area. The property is situated on a generous size plot approaching 0.2 of an acre and offers a high degree of privacy. Accommodation briefly comprises; entrance hall, cloakroom/utility room, kitchen/breakfast room, lobby, dual aspect lounge/family room, extended sitting room, first floor, four bedrooms and a family bathroom. Outside there is a driveway for several vehicles, large garden and a garage. Energy rating D. Council tax band E.

Situated to the North east of Milton Keynes Great Linford was one of the first villages incorporated into the new town, although area has changed through the years, the historic core of the old village with its High Street and Manor Park has retained some of its old flavour and character. There are many open spaces including an orchard, playgrounds, playing fields and pavilion; the Grand Union Canal also runs at the edge of the development. The local amenities include two convenience shops, fish and chip shop, book shop and coffee shop. Great Linford has been the target of improvement by the Parks Trust, following fund allocation (£3.1M) from the National Lottery, with restoration of a Historic Spring and landscaping and development of the local parks. More info at: https://www.theparkstrust.com/parks/great-linford-manor-park"

ENTRANCE HALL
Front entrance door. Door to utility cloakroom. Door to kitchen/diner and family room. Two double glazed windows to front. Radiator.

UTILITY CLOAKROOM
Space for tumble dryer. Low level wc and wash hand basin. Tiled walls and flooring.

KITCHEN/BREAKFAST ROOM 16'2" x 12'5" (4.93 x 3.80)
Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor hood and space for microwave. Plumbing for washing machine. Space for tumble dryer. Understairs storage cupboard. Double glazed window to rear. Stable door to rear. Double glazed window to side.

LOUNGE / DINER 21'6" x 10'2" (6.57 x 3.12)
Sliding double glazed doors to rear. Two double glazed windows to front. Arch to living room. Two radiators.

SUNKEN SITTING ROOM 16'9" x 12'11" (5.11 x 3.96)
into extension
Two double glazed windows to front. Sliding double glazed doors to rear. Feature fireplace and surround. High ceiling Radiator.

FIRST FLOOR LANDING
Doors to all rooms,. Airing cupboard housing water tank.

BEDROOM ONE 11'10" x 10'11" (3.63 x 3.33)
Six door fitted wardrobe. Double glazed windows to front. Radiator.

BEDROOM TWO 13'3" x 9'3" (4.06 x 2.82)
Built in cupboard. Double glazed window to front and side. Radiator.

BEDROOM THREE 9'9" x 7'7" (2.98 x 2.33)
Double glazed window to rear. Radiator.

BEDROOM FOUR 6'8" x 8'4" (2.05 x 2.56)
Double glazed window to rear. Radiator.

BATHROOM
Three piece suite comprising panelled bath, low level wc and wash hand basin with cupboard surround. Tiled walls. Two frosted double glazed windows to rear. Tiled flooring. Heated towel rail.

REAR GARDEN
A substantial and secluded rear garden, laid imainly to lawn with wooden fence surround. Gated access. Patio area.

FRONT GARDEN
A substantial gravelled driveway providing parking for several vehicles. ,

SINGLE GARAGE
Up and over door.

COUNCIL TAX BAND
Council tax band E . Sourced from https://www.gov.uk/council-tax-bands

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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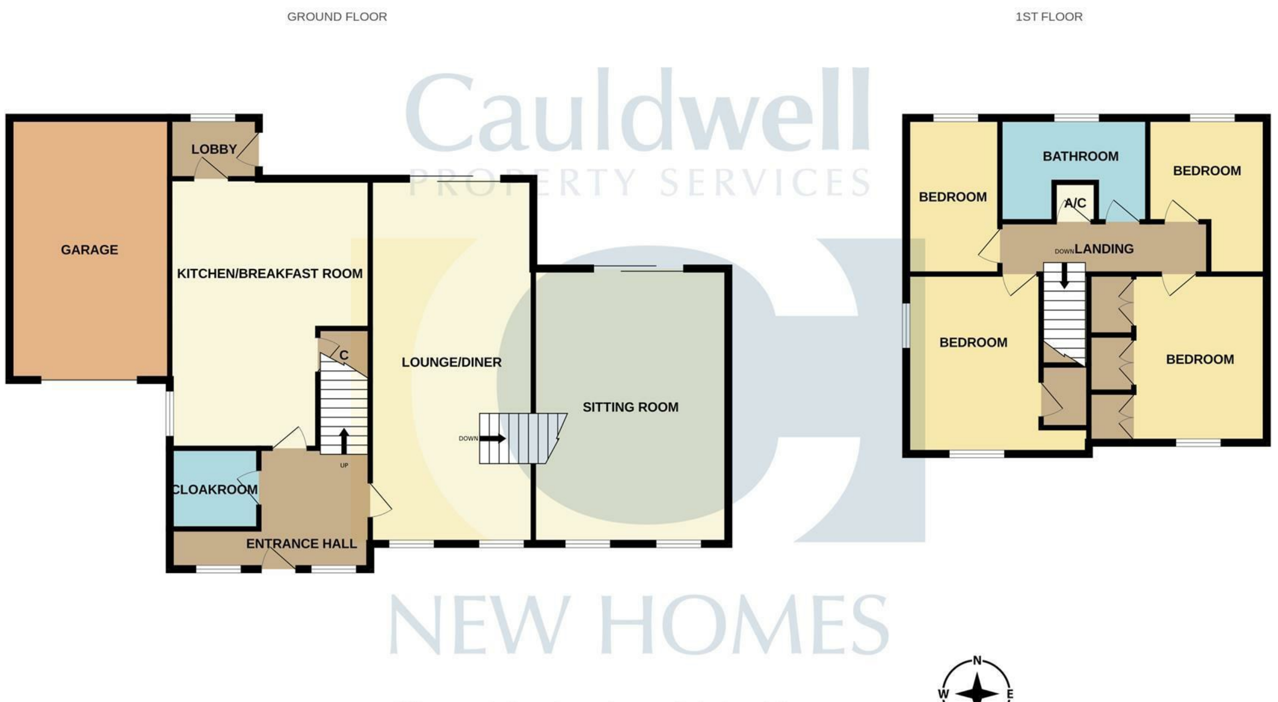
Floor Plan



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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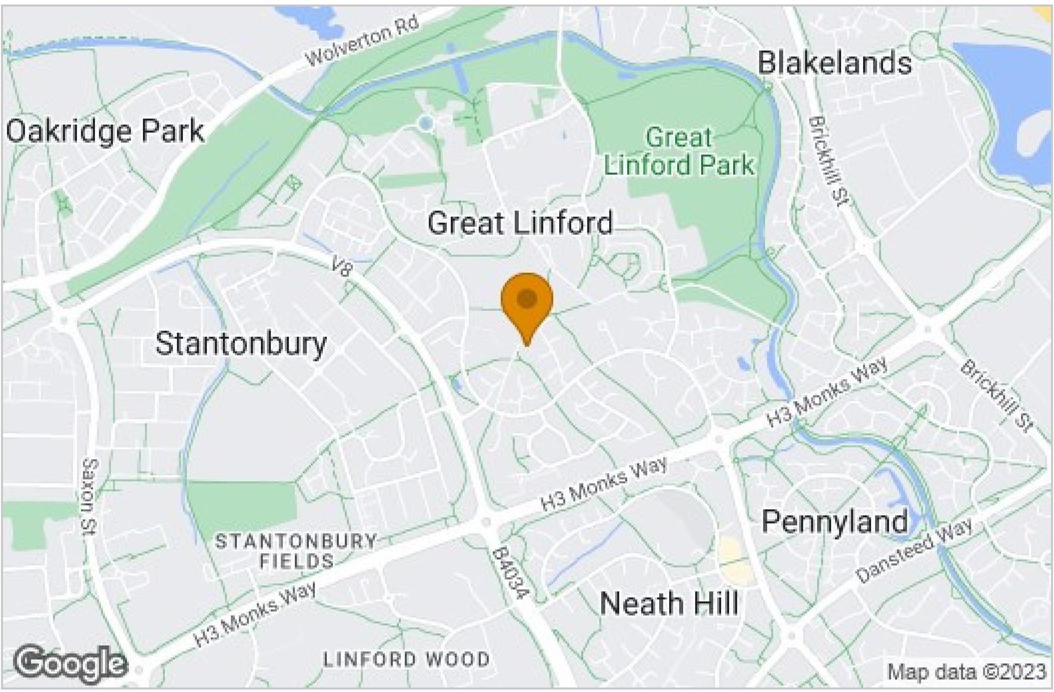
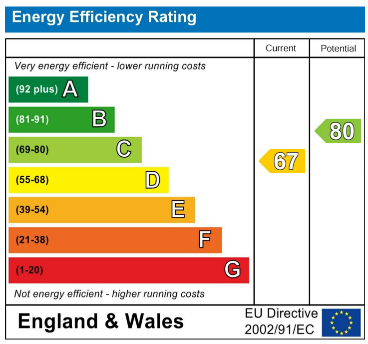
Area Map



Energy Efficiency Graph



The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk