



Cauldwell

PROPERTY SERVICES



23 Lodge Gate

Great Linford, Milton Keynes, MK14 5EW

£375,000



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ENTRANCE HALL

Double glazed obscure door to front. Double glazed obscure window to front. Radiator. Stairs to first floor landing. Under stairs storage housing fitted desk. Telephone point. Karndean flooring. Arch to kitchen.

KITCHEN

9'8" x 8'11" (2.97 x 2.73)

Double glazed window to rear. Fitted wall and base units with worksurfaces. One and half bowl sink drainer with mixer tap. Electric oven. Fitted microwave. Karndean flooring. Five ring hob with extractor over. Integral dishwasher and fridge freezer. Arch to utility room.

UTILITY ROOM

7'7" x 7'4" (2.32 x 2.26)

Double glazed window and door to rear. Fitted wall and base units with worksurfaces. Integral washer dryer. Karndean flooring. Wall mounted boiler. Door to cloakroom.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Extractor fan. Paneled walls.

LIVING ROOM/DINING ROOM

20'7" x 12'6" (6.28 x 3.83)

Double glazed box bay window to front. Double glazed French doors to rear. Double glazed patio doors to side. Two Vertical radiators. Television point. Electric fireplace.

GARDEN ROOM

13'11" x 9'0" (4.25 x 2.76)

Double glazed windows to rear and side. Double glazed French doors to side. Two double glazed sky light windows to rear with blinds. Power. Radiator. LED lighting.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space.

BEDROOM ONE

17'6" x 8'9" max (5.34 x 2.69 max)

Two double glazed windows to front. Two radiators. Walk in wardrobe with light. Storage cupboard.

BEDROOM TWO

10'11" x 9'5" (3.33 x 2.89)

Double glazed window to rear. Radiator. Fitted wardrobes with mirror sliding door.

BATHROOM

9'4" x 6'0" (2.86 x 1.84)

Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap, walk in shower cubicle with tiled drainage floor and electric shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan.

FRONT GARDEN

Laid to lawn with bedding area and hedge borders. Gated access to rear garden.

REAR GARDEN

Rear decking area. Mono block patio and further patio with seating area. Mature flower beds and borders. Outside tap and power. Gated access to

rear to driveway. Personal door to garage. Security lighting.

SIDE COURTYARD GARDEN

Mainly laid to shingle with mature beds and decking area.

GARAGE AND DRIVEWAY

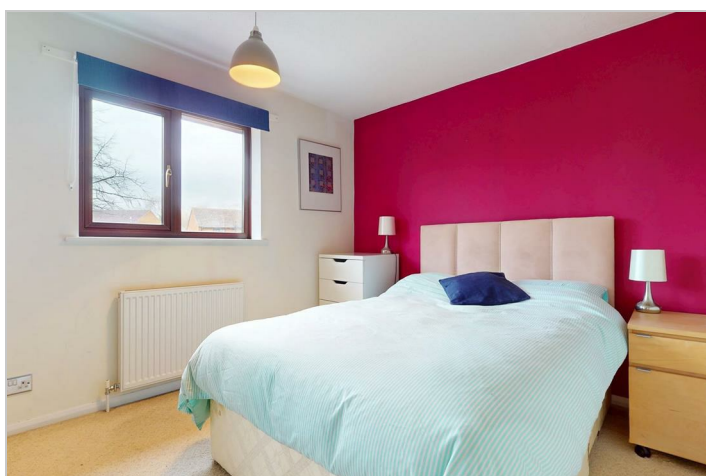
Up and over door to front. Driveway to front for two small cars or one larger car.

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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Road Map



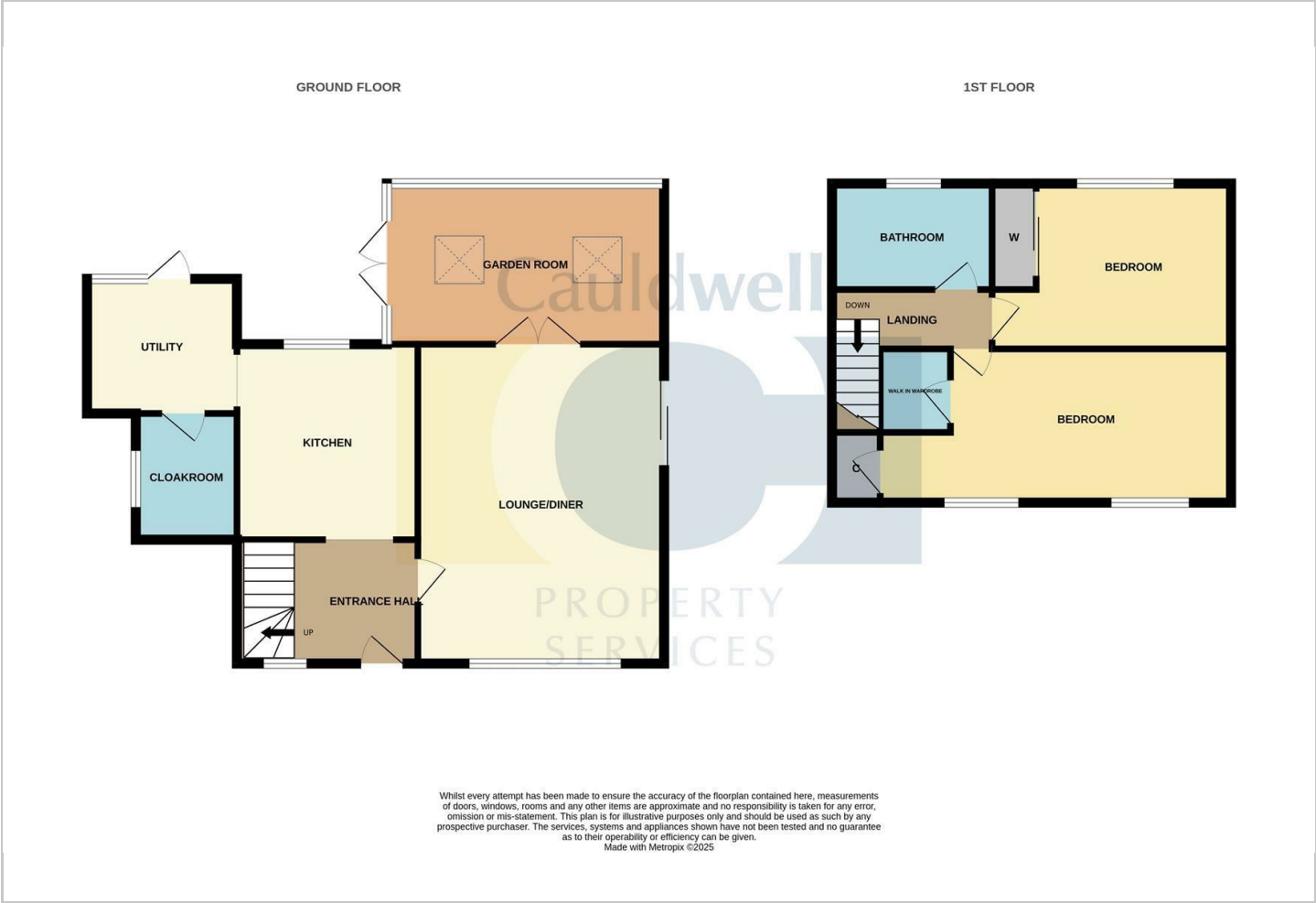
Hybrid Map



Terrain Map



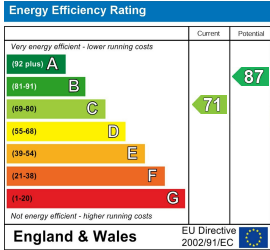
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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