

Cauldwell

PROPERTY SERVICES



1 Osier Lane

Shenley Lodge, Milton Keynes, MK5 7EP

£800,000



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COUNCIL TAX BAND

Council tax band F. Sourced from <https://www.gov.uk/council-tax-bands>.

ENTRANCE HALL

14'3" x 12'7" (4.36 x 3.86)

Double glazed door and window to front. Radiator. Understairs storage cupboard. Central staircase. Amtico flooring.

FAMILY ROOM

12'6" x 11'8" (3.83 x 3.58)

Double doors from entrance hall. Double glazed window to side aspect. Radiator. Amtico flooring.

CLOAKROOM

Double glazed window to side. Two piece suite comprising low level wc and wash hand basin. Radiator.

STUDY

7'9" x 7'4" (2.38 x 2.25)

Double glazed window to side. Radiator.

LIVING ROOM

21'10" x 12'11" (6.68 x 3.96)

Triple aspect room with double glazed bay window to front, double glazed window to side and double glazed French doors and windows to rear. Two radiators. Television and telephone point. Inglenook style fireplace with gas fire.

OPEN PLAN KITCHEN/DINER/UTILITY ROOM

31'4" x 14'3" (9.57 x 4.35)

Double glazed windows to rear. Double glazed bi folding doors to conservatory. Fitted wall and base units with Quartz worksurfaces and sink drainer unit. Central Island unit and four seater breakfast bar area with cupboards under. Two pull out pantry style cupboards. Integral fridge and freezer. Double Neff oven and fitted Neff combination oven. Five ring induction hob with Neff lift up extractor fan. Plumbing for washing machine and space for tumble dryer. Central heating boiler. Two radiators and two vertical radiators. Integral dishwasher. Amtico flooring. Double glazed door to side.

CONSERVATORY

16'4" x 12'0" (5.0 x 3.68)

Brick and UPVC construction with double glazed French doors to side. Vertical radiator. Warm roof with LED lighting.

FIRST FLOOR GALLERIED LANDING

Dog leg staircase from entrance hall. Double glazed window to front. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE

12'7" x 11'1" (3.84 x 3.38)

Double glazed windows to front. Radiator. Built in wardrobes and drawer storage.

ENSUITE BATHROOM

Double glazed window to side. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Electric shaver point. Radiator. Extractor fan.

BEDROOM TWO

11'1" x 10'7" (3.38 x 3.25)

Double glazed window to rear. Built in wardrobe. Radiator.

ENSUITE SHOWER ROOM

Double glazed window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point. Radiator. Extractor fan.

BEDROOM THREE

13'2" x 11'4" (4.03 x 3.46)

Double glazed window to rear. Built in wardrobes. Radiator.

BEDROOM FOUR

13'2" x 9'6" (4.02 x 2.91)

Two double glazed windows to rear. Radiator.

BEDROOM FIVE

9'8" x 8'1" (2.95 x 2.48)

Double glazed windows to front and side. Radiator.

Tel: 01908 304480

FAMILY BATHROOM

Used as a wet room. Double glazed obscure window to front. Close coupled wc. Wash hand basin. Electric shower. Extractor fan. Radiator. Wet room flooring.

FRONT GARDEN

Mainly laid to lawn with hedge boundary border and small tree.

REAR GARDEN

Mainly laid to lawn with decking area and pergola. A selection of small trees, plants and foliage. Garden extends round to side. Personal door to garage.

SIDE GARDEN

Shingle stone seating area. Double timber shed.

DETACHED DOUBLE GARAGE

Up and over door and electric garage door. Power and light. Door to rear. Driveway parking for a number of vehicles and block paved driveway.

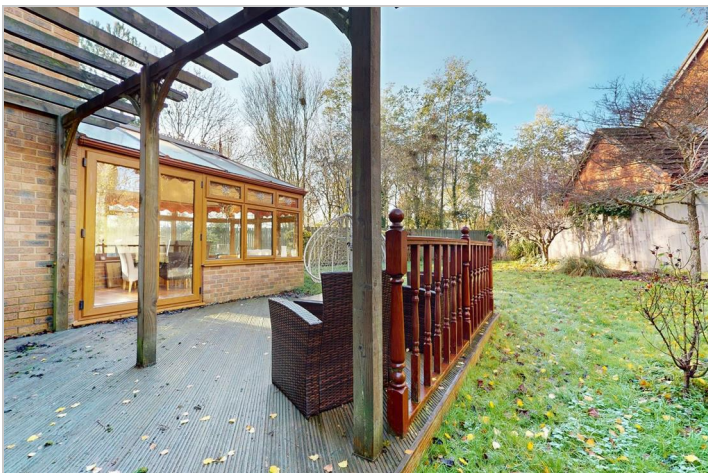
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

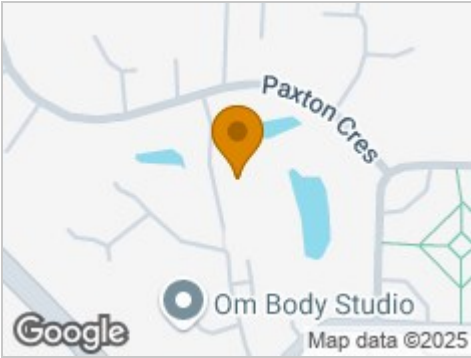
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



Road Map



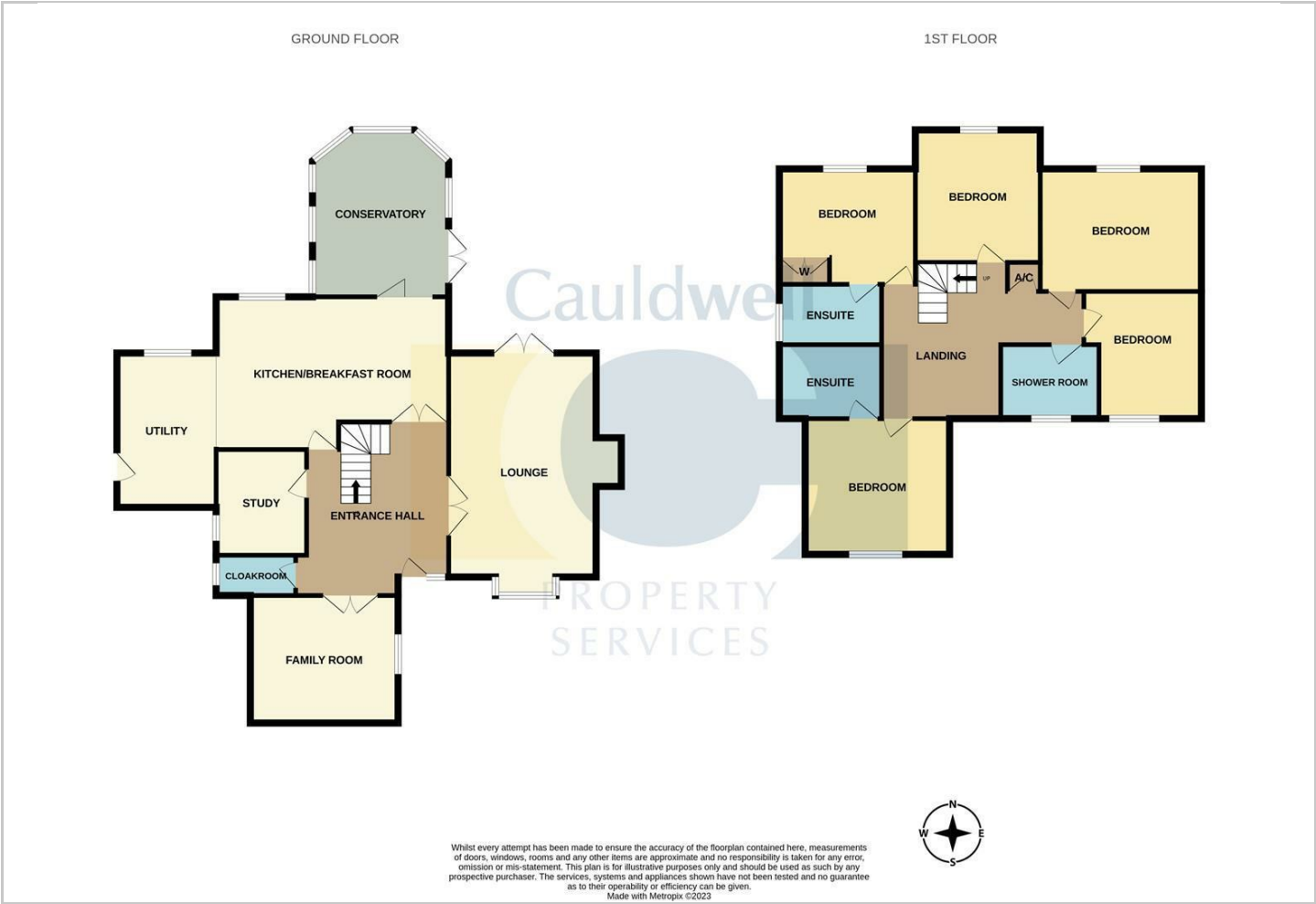
Hybrid Map



Terrain Map



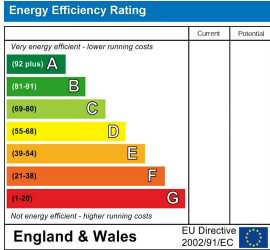
Floor Plan



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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