



Cauldwell

PROPERTY SERVICES



2 Bowling Leys

Middleton, Milton Keynes, MK10 9BD

Offers Over £699,995



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ENTRANCE HALL

Entrance door. Door to living room, study, kitchen and cloakroom. Stairs to first floor. Radiator.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator.

LIVING ROOM

19'9" x 13'3" (6.02 x 4.04)

Double glazed windows to front. Fireplace and surround. Opening to dining room.

DINING ROOM

13'3" x 11'5" (4.04 x 3.48)

Valuated ceiling. Two radiators. Double glazed French doors to rear with double glazed windows to either side. Two radiators.

KITCHEN

18'4" x 16'4" (5.59 x 5.0)

into extension

Fitted with a range of wall and base units with granite worksurfaces incorporating sink drainer and mixer tap. Space for Range cooker and extractor hood. Space for American style fridge freezer. Fitted breakfast bar. Splash back tiling. Double glazed French doors to garden. Double glazed door to side. Plumbing for washing machine and dishwasher. Two radiators. Skimmed ceiling with inset lighting.

STUDY

11'8" x 10'0" (3.58 x 3.07)

Double glazed window to side and front. Radiator. Coving to skimmed ceiling

FIRST FLOOR LANDING

Doors to all rooms. Access to loft.

BEDROOM ONE

19'10" x 10'5" (6.05 x 3.18)

Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE

Re-fitted suite comprising walk in shower cubicle, low level wc and wash hand basin. Frosted double glazed window to rear. tiled walls and flooring. Skimmed ceiling. Inset lighting. Extractor.

BEDROOM TWO

12'7" x 10'9" (3.84 x 3.3)

Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM THREE

10'4" x 10'0" (3.15 x 3.07)

Double glazed window to rear. Radiator.

BEDROOM FOUR

8'2" x 8'0" (2.5 x 2.46)

Double glazed window to front. Radiator.

BATHROOM

Re-fitted four piece suite comprising freestanding bath with shower attachment, low level wc, wash hand basin and shower cubicle with wall mounted shower. Skimmed ceiling with inset lighting. Extractor. Radiator. Tiled walls and flooring.

REAR GARDEN

Enclosed and laid to lawn with patio area, tree flower and shrub borders. Service door to garage. Power and light. Outside tap.

FRONT GARDEN

Paved and gravelled. Fitted solar panels.

DETACHED DOUBLE GARAGE

Double up and over doors. Power and light. Block paved driveway.

COUNCIL TAX BAND

Council tax band F. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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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and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Road Map



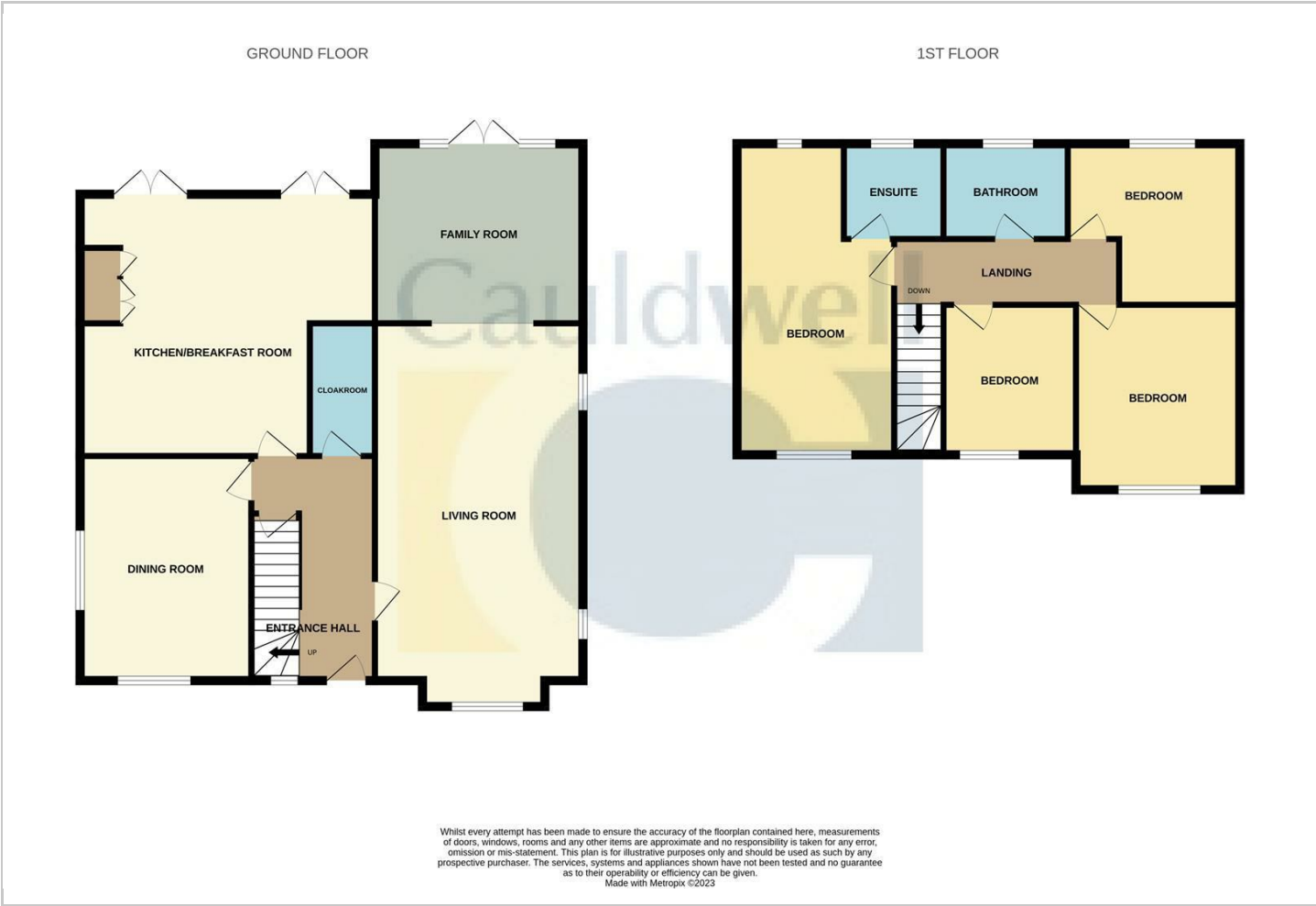
Hybrid Map



Terrain Map



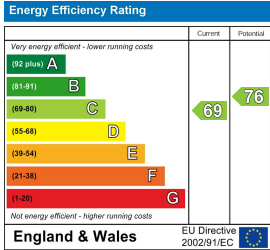
Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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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