



Cauldwell

PROPERTY SERVICES



The Firs Lakes Lane

, Newport Pagnell, MK16 8EE

£825,000



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ENTRANCE HALL

26'11" x 9'9" (8.22 x 2.99)

'L' shaped. Double glazed obscure windows and composite door. Wall mounted heater. Light tube.

KITCHEN/OPEN PLAN DINING SPACE

31'6" x 11'8" max (9.61 x 3.58 max)

Two double glazed windows to front. Double glazed window to side. Modern re-fitted range of wall and base units with worksurfaces incorporating Belfast sink with mixer tap. Electric oven, fitted microwave. Space for American style fridge freezer. Gas Aga with extractor hood over. Fitted wine cooler. Integral dishwasher. A selection of base units with worksurfaces above and central island unit and breakfast bar with base units, granite worksurfaces and wooden fitted seating area. Light tube. LED lighting. Door to utility room. Opening to living room. Part vaulted ceiling with double glazed sky light windows and electric blinds to front and rear. Ceiling fan. Radiator.

UTILITY ROOM

8'2" x 6'5" (2.49 x 1.96)

Double glazed window to side. Wall and base units with wooden worksurfaces. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. LED lighting.

LIVING AREA

20'4" x 16'3" (6.22 x 4.96)

Double glazed bi folding doors to side aspect. Part vaulted ceiling. Two electric remote control sky light windows to front and rear with fitted blinds. Television point. Radiator. Gas wood burning stove effect fire. Double doors to entrance hall. Opening to dining space.

BEDROOM ONE DRESSING AREA

20'5" x 6'5" (6.22m x 1.96m)

Light tube. Access to small loft space. Built in wardrobes with mirrored sliding doors. Fitted storage units. Dressing table area. Arch to bedroom.

BEDROOM

17'8" x 12'5" (5.41 x 3.81)

Double glazed French doors and windows to side. Vaulted ceiling with fitted ceiling fan. Double glazed electric sky light windows to front and rear. Television point. Two radiators. Door to enquire.

ENSUITE

10'9" x 6'9" (3.30 x 2.07)

Double glazed obscure window to rear. Triple walk in shower cubicle with mains shower, close coupled wc. fitted bidet and hand shower, his and hers wash basins set into vanity unit with granite surface and mixer taps. Victorian style heated towel rail, further heated towel rail. LED lighting. Extractor fan. Tiled walls and flooring

BEDROOM TWO

11'0" x 10'9" (3.37 x 3.28)

Double glazed window to rear. Radiator Ceiling fan.

BEDROOM THREE

10'11" x 10'0" (3.34 x 3.06)

Double glazed window to rear Radiator. Ceiling fan.

BEDROOM FOUR

11'5" x 7'9" (3.50 x 2.38)

Double glazed window to rear. Radiator.

BATHROOM

10'11" x 6'6" (3.34 x 1.99)

Two obscure double glazed windows to front. Bath with mixer tap and shower over with glass shower screen, wash hand basin in vanity unit and close coupled wc with recess cistern. Heated towel rail. Wall mounted medicine cabinet. Extractor fan. Airing cupboard with radiator.

FRONT GARDEN

Mono block paved driveway. Small flower beds and borders. Planting surrounding septic tank. Double gates to front. Double gated access to rear.

Tel: 01908 304480

SINGLE GARAGE/WORKSHOP

18'8" x 9'5" (5.71 x 2.88)

Double glazed obscure window and door to front. Double glazed window to rear. Power, light and roof storage space. Combination boiler.

REAR GARDEN

Full width Porcelain patio area. Palm tree. Fence enclosed. Double gates to rear leading to allotment space. Wooden gazebo with power. Outside tap and lighting. Outside power point. Log storage space. Further timber sheds.

TIMBER OUTBUILDING

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

Timber outbuilding. Double glazed French doors to front. Double glazed window to side. Power and light. Doors to storage space.

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.

The above details have been submitted to our clients but at the moment have not been approved by them 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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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



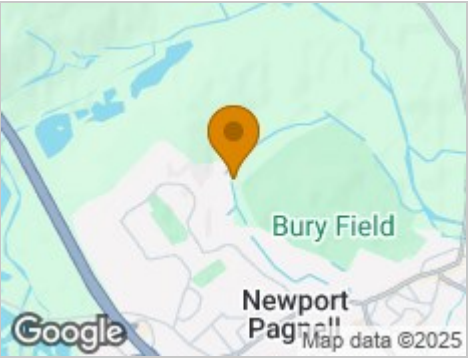
Road Map



Hybrid Map



Terrain Map



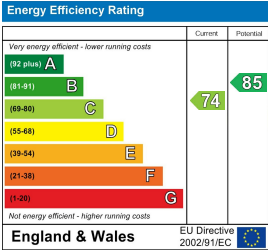
Floor Plan



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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