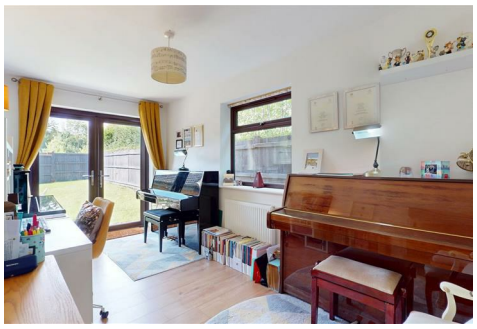
Cauldwell

PROPERTY SERVICES



25 Lullingstone Drive, Milton Keynes, MK13 0RB

£450,000

Cauldwell are delighted to offer for sale this beautifully extended three/four bedroom semi-detached home, located in the highly desirable area of Bancroft Park, Milton Keynes – within close proximity to Wolverton Station.

This impressive property has been thoughtfully enhanced with both a single-storey wraparound extension and a double-storey side extension, creating a spacious and versatile family home. The ground floor comprises a welcoming entrance hall with downstairs cloakroom, a generous dual-aspect lounge dining room, a stylish kitchen/breakfast room, and a versatile family room ideal for entertaining or home working.

The first floor offers three double bedrooms, including a superb principal suite complete with dressing room and en-suite shower room. A modern refitted family bathroom serves the remaining bedrooms.

Externally, the home benefits from front and rear gardens, a single garage with driveway providing off-road parking.

Bancroft Park and Blue Bridge are highly regarded residential areas, popular with families and professionals thanks to their blend of peaceful surroundings and excellent transport links. The property is within easy reach of Wolverton mainline railway station, which provides direct services to London Euston and Birmingham. Central Milton Keynes, with its shopping, restaurants, and leisure facilities, is just a short drive away. The

ENTRANCE
Entrance through front door into entrance hall. Frosted double glazed window to the front and double glazed window to the side. Stairs to first floor. Double panelled radiator. Coving to a skimmed ceiling. Door to family room.

FAMILY ROOM 13'4" x 11'5" (4.07 x 3.49)
Double glazed window to the front. Double panelled radiator. Coving to skimmed ceiling. Door to kitchen breakfast room.

KITCHEN BREAKFAST ROOM 14'6" x 7'8" (4.42 x 2.36)
Refitted kitchen fitted with a range of soft close wall and base units. Work surfaces incorporating a one and a half sink and drainer with mixer tap. Built in oven with four ring gas hob and extractor. Built in slimline dishwasher and space for tumble dryer. Opening through to living room.

LOUNGE DINING ROOM 9'7" x 21'3" (2.93 x 6.48)
Into extension. Dual aspect. Half Vaulted ceiling. Double glazed window to the side, Two double glazed windows to the rear. Double glazed French door and further double glazed windows to the rear. Two radiators. Skimmed ceiling with inset lighting.

BEDROOM FOUR / STUDY 15'5" x 7'8" (4.70 x 2.34)
Dual aspect. Double glazed French doors to the front. Double glazed window to the side. Radiator. Skimmed ceiling. Door to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM
Two piece suite. Low level wc, wash hand basin with splash back tile and soft close cupboard surround. Heated towel rail. Skimmed ceiling with inset lighting and extractor.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Loft access.

BEDROOM ONE 13'8" x 7'7" (4.19 x 2.33)
Dual aspect. Double glazed window to the front. Double glazed window to the side. Skimmed ceiling with inset lighting. Opens into dressing area.

DRESSING AREA 10'5" x 7'7" (3.19 x 2.32)
Recess area not measures. Skimmed ceiling with inset lighting. Door to ensuite.

ENSUITE
Three piece ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Chrome towel rail, extractor. Frosted double glazed window to the side.

BEDROOM TWO 9'6" x 11'3" (2.90 x 3.45)
Double glazed window to the front. Radiator.

BEDROOM THREE 8'5" x 8'3" (2.59 x 2.54)
Double glazed window to the rear. Radiator.

FAMILY BATHROOM
Refitted three piece suite. P shaped shower bath with centralised mixer tap and shower attachment and shower over. Low level wc, wash hand basin with mixer tap and cupboard surround. Part tiled walls and chrome towel rail. Frosted double glazed window to the rear.

FRONT GARDEN
Laid mainly to lawn. Wooden fence panel surround. Service door to garage.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Gated side access. Wooden fence panel surround.

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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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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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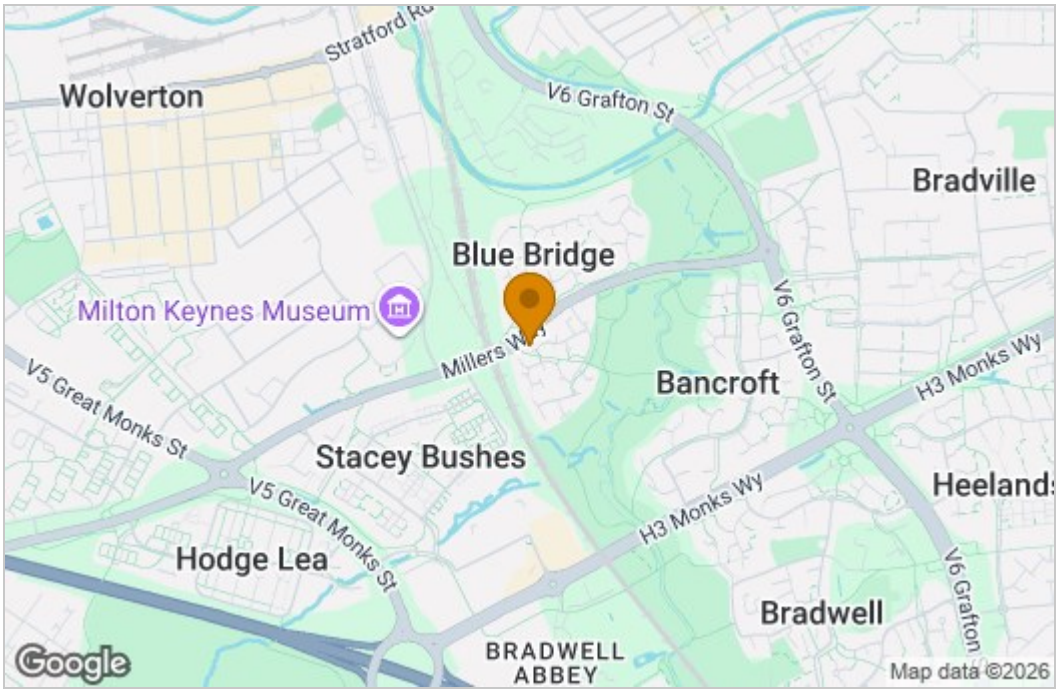
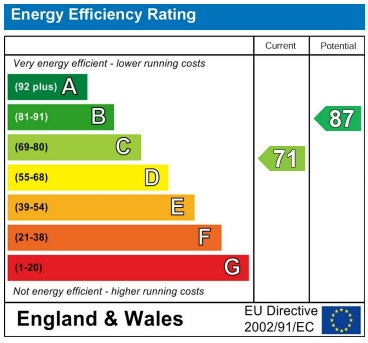
Area Map



Energy Efficiency Graph



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