Cauldwell

PROPERTY SERVICES

53 Lundholme, Milton Keynes, MK13 7QJ

£399,995

CAULDWELL are pleased to offer for sale this extended and very well presented four-bedroom detached family home, situated within the popular Heelands area.

This attractive property has been significantly improved by the current owners, including a two-storey extension, creating generous and versatile living accommodation throughout.

The accommodation briefly comprises; entrance hall, lounge, a stylish re-fitted kitchen/dining room and a re-fitted utility room. To the first floor there are four well-proportioned bedrooms, an en-suite shower room to the principal bedroom and a family bathroom with shower.

Outside, the property boasts a low maintenance rear garden, driveway parking for several vehicles and a single garage.

Further benefits include gas to radiator heating and double glazing.

Heelands is a well-established and centrally located area within Milton Keynes, popular with families and commuters alike. The area offers a range of local amenities including nearby shops, parks and schooling,

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Door to living room, door to kitchen dining room. Under stair storage cupboard. Radiator.

KITCHEN/DINING ROOM 17'10" x 8'2" (5.44 x 2.50)
Refitted kitchen fitted with a range of soft close wall and base units. Straight edge work surfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Built in double oven, four ring induction hob and extractor. Breakfast bar incorporating wine cooler. Two double glazed windows to the rear. Double panelled radiator. Coving to skimmed ceiling with inset lighting. Splash back tiles. Door to utility room.

UTILITY ROOM
Refitted with a range of soft close wall and base units. Straight edge work surfaces. Plumbing for washing machine and plumbing for dishwasher. Part tiles walls. Radiator. Double glazed window to the rear. Double glazed door to the rear. Concealed wall mounted boiler. Door to garage.

LIVING ROOM 15'6" x 11'6" (4.73 x 3.53)
Double glazed window to the front. Feature fireplace and surround. Radiator.

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

BEDROOM ONE 9'4" x 11'7" (2.86 x 3.55)
Double glazed window to the rear. Radiator. Coving to skimmed ceiling. Feature wall lights. Opening through to ensuite.

ENSUITE
Refitted three piece ensuite. Double walk in shower cubicle with wall mounted shower. Wash hand basin with mixer tap. Low level wc. Frosted double glazed window to the front. Skimmed ceiling with inset lighting. Heated chrome towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 11'4" x 8'2" (3.46 x 2.51)
Double glazed window to the rear. Radiator. Coving to a skimmed ceiling.

BEDROOM THREE 11'3" x 8'1" (3.44 x 2.48)
Double glazed window to the front. Radiator. Coving to skimmed ceiling.

BEDROOM FOUR 8'2" x 6'4" (2.49m x 1.93m)
Box bulkhead recess area. Double glazed window to the front. Radiator.

FAMILY BATHROOM
Refitted three piece suite. Panelled bath with shower over. Low level wc. Wash hand basin with mixer tap. Tilled walls. Radiator. Frosted double glazed window to the rear. Airing cupboard housing water tank and storage shelves above.

FRONT
Block paved driveway with parking for three vehicles leading to single garage.

GARAGE
Single garage with up and over door. Power and light.

REAR GARDEN
Laid mainly to patio. Wooden fence surround. Outside lighting. Outside tap. Block paved patio area. Mature tree flower and shrub borders.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

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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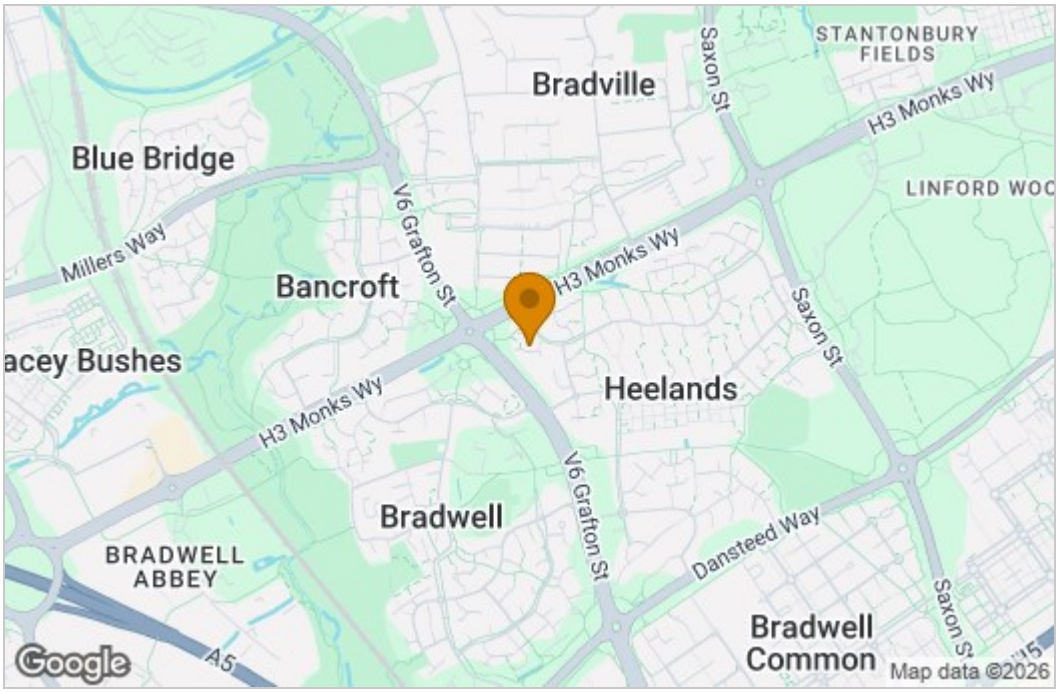
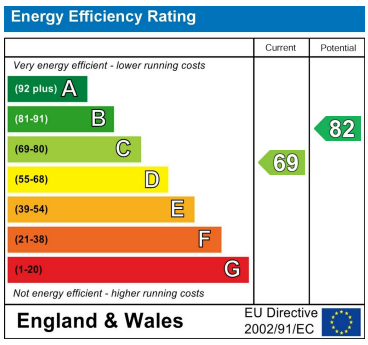
Area Map



Energy Efficiency Graph



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