



**10 Kipling Road, Milton Keynes, MK3 5AT**  
**Offers Over £310,000**

Located on the highly sought-after Poets Estate in Bletchley, this beautifully presented home is offered in immaculate condition throughout. The property features a stylishly fitted kitchen/diner, a modern family bathroom, and a delightful rear garden. The open-plan living accommodation creates a light and spacious feel, perfect for both family life and entertaining. Ideally positioned within close proximity to a range of well-regarded primary and secondary schools, the home also benefits from excellent transport links, with Bletchley train station offering direct services to London Euston just a short distance away.

Council tax band C.

Energy rating D.

## **ENTRANCE PORCH**

UPVC double glazed front door, UPVC double glazed door to rear garden, double glazed windows to front and side aspects, door to

## **LIVING ROOM 14'7" x 13'3" (4.47 x 4.06)**

Double glazed window to front and side aspect, measurements include stairs leading to first floor, radiator, open to:

## **KITCHEN DINING ROOM 14'7" x 9'7" (4.47 x 2.94)**

Double glazed window to rear aspect, fitted with a range of soft close wall and base storage cupboards, rolled top work surface incorporating a stainless steel one and a half bowl and drainer with mixer tap over, integrated oven with four ring gas hob and extractor. part tiled walls, breakfast bar, radiator, understairs storage cupboard, spaces for a fridge freezer, dishwasher or washing machine, double glazed door to:

## **GARDEN ROOM 6'3" x 12'8" (1.93 x 3.87)**

Double glazed windows to side and rear aspects, double glazed door to side access to garden.

## **FIRST FLOOR LANDING**

Double glazed window to side aspect, access to part boarded loft void, doors to all rooms:

## **BEDROOM ONE 14'6" x 8'6" (4.43 x 2.61)**

Double glazed window to front aspect, radiator.

## **BEDROOM TWO 8'5" x 9'4" (2.58 x 2.85)**

Double glazed window to rear aspect, radiator.

## **BEDROOM THREE 10'2" x 5'11" (3.10 x 1.82)**

Double glazed window to front aspect, radiator. Measurements include box bulkhead.

## **FAMILY BATHROOM**

Frosted double glazed window to rear aspect, a three piece suite comprising of a panelled bath with shower over, low level w.c., wash hand basin with mixer tap and cupboard vanity unit, tiled walls, heated towel rail.

## **FRONT GARDEN**

Low maintenance, flower and bush borders, paved with steps and handrail to front door.

## **REAR GARDEN**

Low maintenance, patio and decking areas, gated rear access, enclosed by wooden fence panelling.

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.

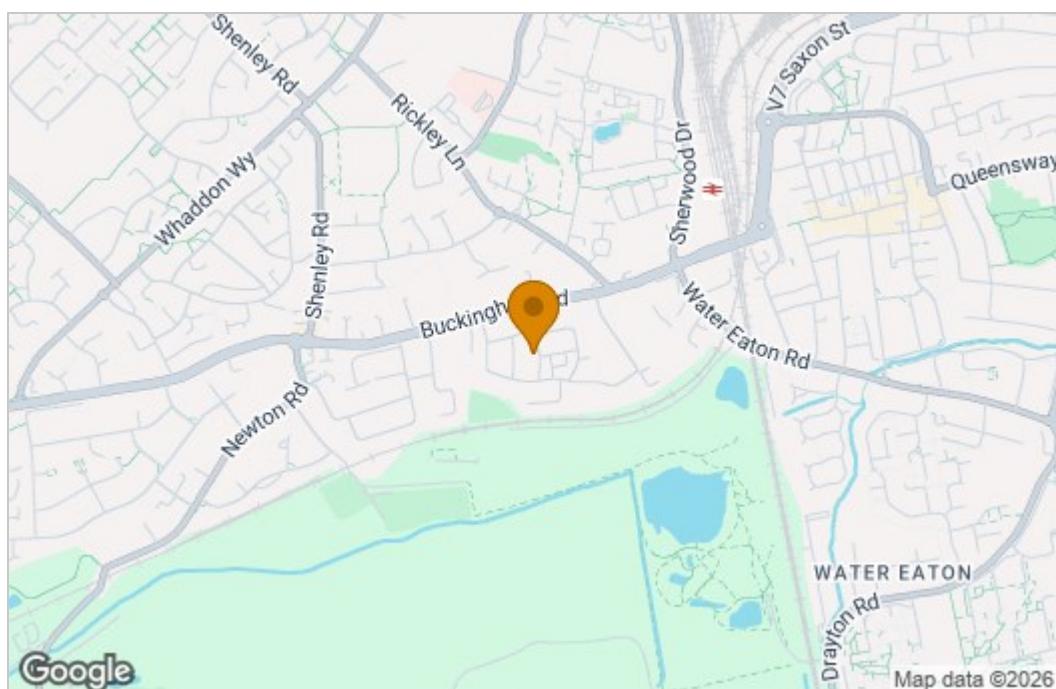
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

## Floor Plan

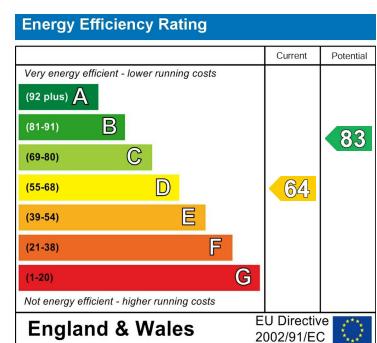


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.