Cauldwell

PROPERTY SERVICES

# 26 Leary Crescent, Newport Pagnell, MK16 9GD

## Offers Over £500,000

A beautifully presented and upgraded extended detached family home, ideally positioned within a small cul-de-sac of similar properties and occupying a good-sized plot. The property is within walking distance of the town centre and offers excellent access to motorway junctions, the city centre and mainline train station, while also being well placed for highly sought-after local schools.

The accommodation provides four bedrooms to the first floor, complemented by a modern fitted en suite to the principal bedroom and a matching fitted family bathroom.

On the ground floor, an entrance hall leads to a useful cloakroom, a bay-fronted living room and through to the impressive refitted kitchen breakfast room. From the kitchen, there is access to the formal dining room, utility room and the extended family room to the rear, providing valuable additional living space for modern family life.

Outside, the property benefits from side-by-side driveway parking, leading to an integral garage, together with a small front garden. To the rear is a good-sized garden, particularly generous for properties in the area.

Offered to the market with no onward chain, this is a substantial and versatile family home combining generous accommodation, useful extensions and a convenient location.

Energy rating: C
Council tax band: E

**ENTRANCE HALL**
Double glazed composite door to front. Radiator. Stairs to first floor landing with understairs storage cupboard.

**CLOAKROOM**
Double glazed obscure window to front,. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Tiled flooring.

**LIVING ROOM 16'11" x 11'6" (5.17 x 3.52)**
Double glazed bay window to front. French doors to dining room. Television and fibre internet points. Wood burning stove. Radiator. LED spot lights.

**DINING ROOM 12'2" x 9'2" (3.73 x 2.80)**
Double glazed French doors to rear. Radiator. LED spot lights.

**KITCHEN 17'1" x 13'8" max (5.21 x 4.18 max)**
Double glazed window to rear. Fitted with a range of wall and base units with Corian worksurfaces incorporating stainless steel sink drainer. Electric oven, four ring hob and extractor hood. Integral dishwasher. Space for American style fridge freezer. Corian breakfast bar. LED spot lights. Tiled flooring. Vertical radiator. Arch to family room.

**UTILITY ROOM 7'8" x 5'1" (2.34 x 1.56)**
Double glazed door to side. Wall and base units with Corian worksurface. Sink drainer unit. Plumbing for washing machine. Extractor fan. Radiator. Tiled flooring. Access to part boarded loft space. Door to integral garage.

**FAMILY ROOM 15'4" x 7'10" (4.68 x 2.41)**
Double glazed windows to both sides and rear. Double glazed French doors to side. LED spot lights. Tiled flooring.

**FIRST FLOOR LANDING**
Stairs from entrance hall. Access to part boarded loft space. Airing cupboard housing combination boiler.

**BEDROOM ONE 13'2" x 9'1" (4.03 x 2.78)**
Double glazed window to front. Radiator. Television point. LED spot lights. Built in wardrobe. Door to ensuite.

**ENSUITE**
Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Shaver point. Tiled walls.

**BEDROOM TWO 11'6" x 9'1" (3.53 x 2.78)**
Double glazed window to rear. Radiator. LED spot lights.

**BEDROOM THREE 10'2" x 8'5" (3.11 x 2.59)**
Double glazed window to front. Radiator. LED spot lights. Built in storage cupboard.

**BEDROOM FOUR 6'6" x 8'6" (1.99 x 2.61)**
Double glazed window to rear. Radiator.

**BATHROOM**
Double glazed obscure window to side. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Shaver point. Extractor fan. Heated towel rail. LED lighting. Tiled walls.

**FRONT GARDEN**
Laid to lawn with trees and hedging. Hardstanding driveway parking. Gated access to rear,

**INTEGRAL GARAGE 18'9" x 8'5" (5.72 x 2.59)**
Up and over door to front. Power and light. Door to utility room.

**REAR GARDEN**
Laid to lawn with rear width decking area., raised beds and patio area, Outside tap. Gated access to front.

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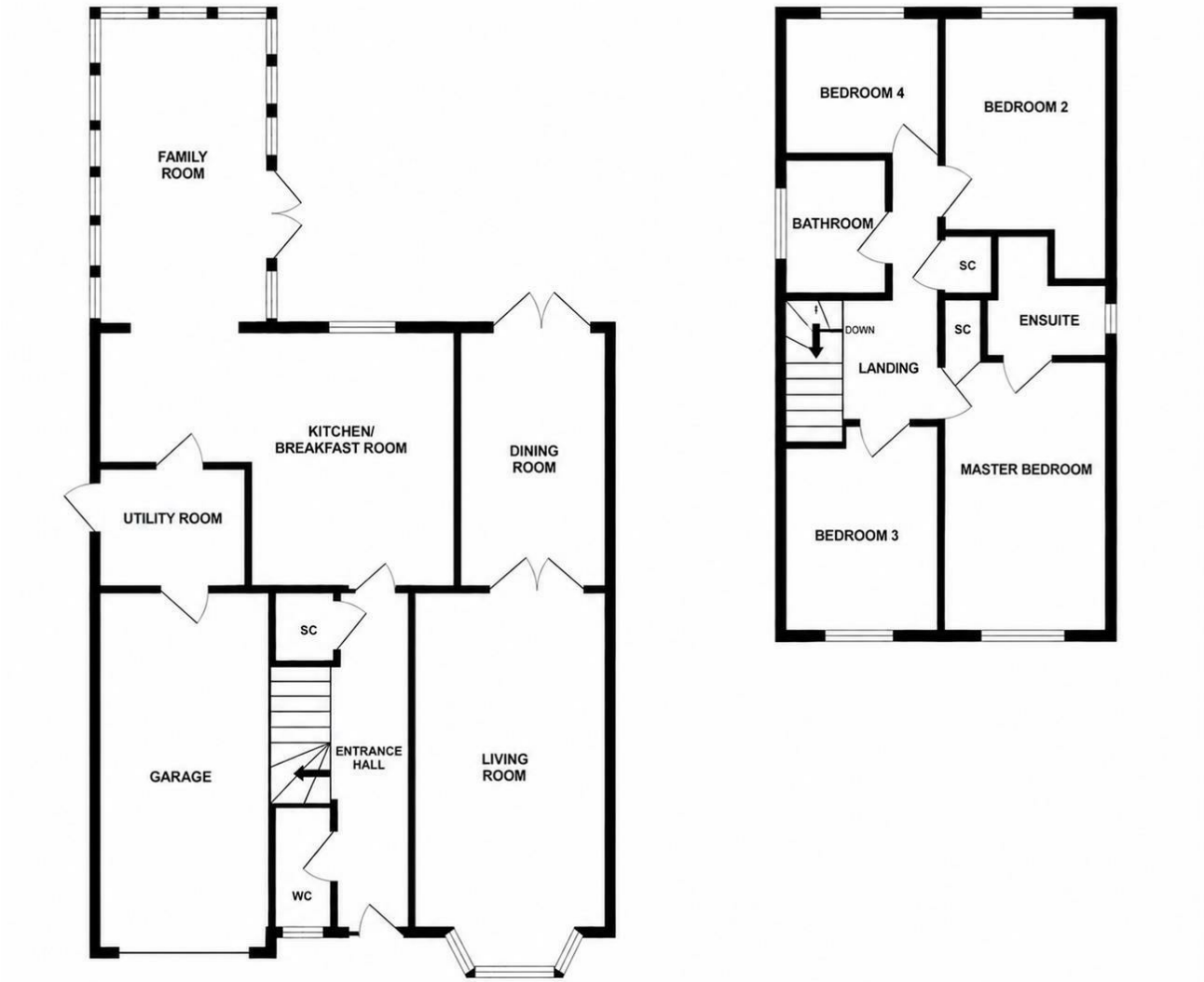
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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

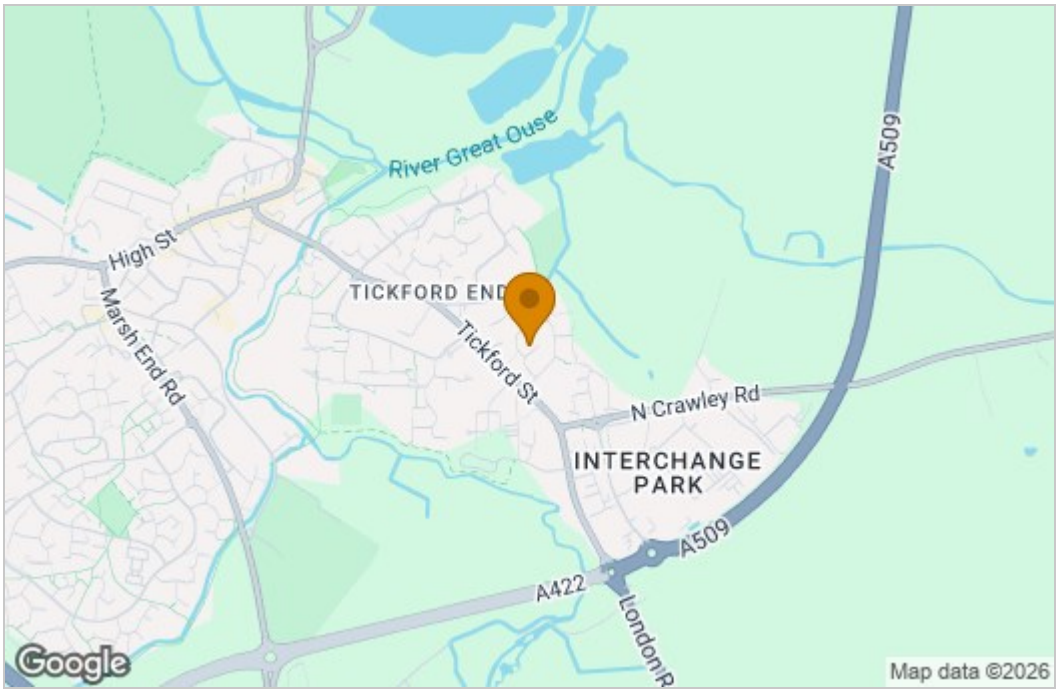
transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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.

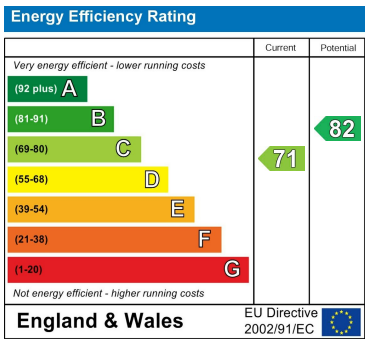
## Floor Plan




## Area Map




## Energy Efficiency Graph

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