Cauldwell

PROPERTY SERVICES

13 Lamport Crescent

Brooklands, Milton Keynes, MK10 7GE

£650,000

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ENTRANCE HALL

Composite double glazed door to front with window above. Radiator. Stairs to first floor landing. Amtico flooring.

STUDY

9'5" x 7'8" (2.89 x 2.36)

Double glazed window to front. Radiator. Television point. Telephone point.

LIVING ROOM

19'0" x 12'2" (5.80 x 3.72)

max into bay

Double glazed bay window to front. Two radiators. Real flame effect electric fireplace. Built in media wall. Television point.

KITCHEN/DINING/FAMILY ROOM

20'2" x 15'5" (6.15 x 4.72)

max into rear bay

Double glazed windows to rear and both sides with fitted blinds. Double glazed window to rear with fitted blinds. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and grill with six ring hob and extractor hood. Integral fridge freezer and dishwasher. Under cupboard lighting. LED lighting with dimmer. Two radiators. Television point. Tiled flooring. Door to utility room.

UTILITY ROOM

8'3" x 5'1" (2.54 x 1.55)

Double glazed door to rear. Fitted base units and worksurfaces. Sink drainer with mixer tap. Plumbing for washing machine. Space for under counter fridge. Wall mounted central heating boiler. Radiator. Tiled flooring.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Part tiled walls. Amtico flooring. Cabinet. Under stairs storage cupboard housing internet point.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Double glazed window to side. Radiator. Airing cupboard. Access to loft space.

BEDROOM ONE

13'1" x 12'2" (4.01 x 3.72)

Double glazed window to front. Radiator. Built in wardrobes. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Electric shaver point. Wall mounted medicine cabinet. Extractor fan. LED lighting. Tiled walls. Amtico flooring.

BEDROOM TWO

13'3" x 9'5" (4.06 x 2.88)

Two double glazed windows to front. Radiator. Built in wardrobes.

BEDROOM THREE

12'4" x 10'3" (3.76 x 3.14)

Two double glazed windows to rear. Radiator. Built in double wardrobe.

BEDROOM FOUR

10'2" x 7'5" (3.12 x 2.28)

Double glazed window to rear. Radiator. Built in wardrobes.

BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Cabinet. Shaver point. Extractor fan. Heated towel rail. LED lighting. Part tiled walls. Amtico tiled flooring.

FRONT GARDEN

Laid to lawn with paved path to front door. Flower beds, borders and tree. Block paved driveway parking to side for four vehicles leading to garage.

Tel: 01908 304480

GARAGE

Up and over door to front. Personal door to garden. Power and light.

REAR GARDEN

Mainly laid to lawn with rear width patio area. Three outside power points. Gated access to front. Wood chip area. Outside tap.

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

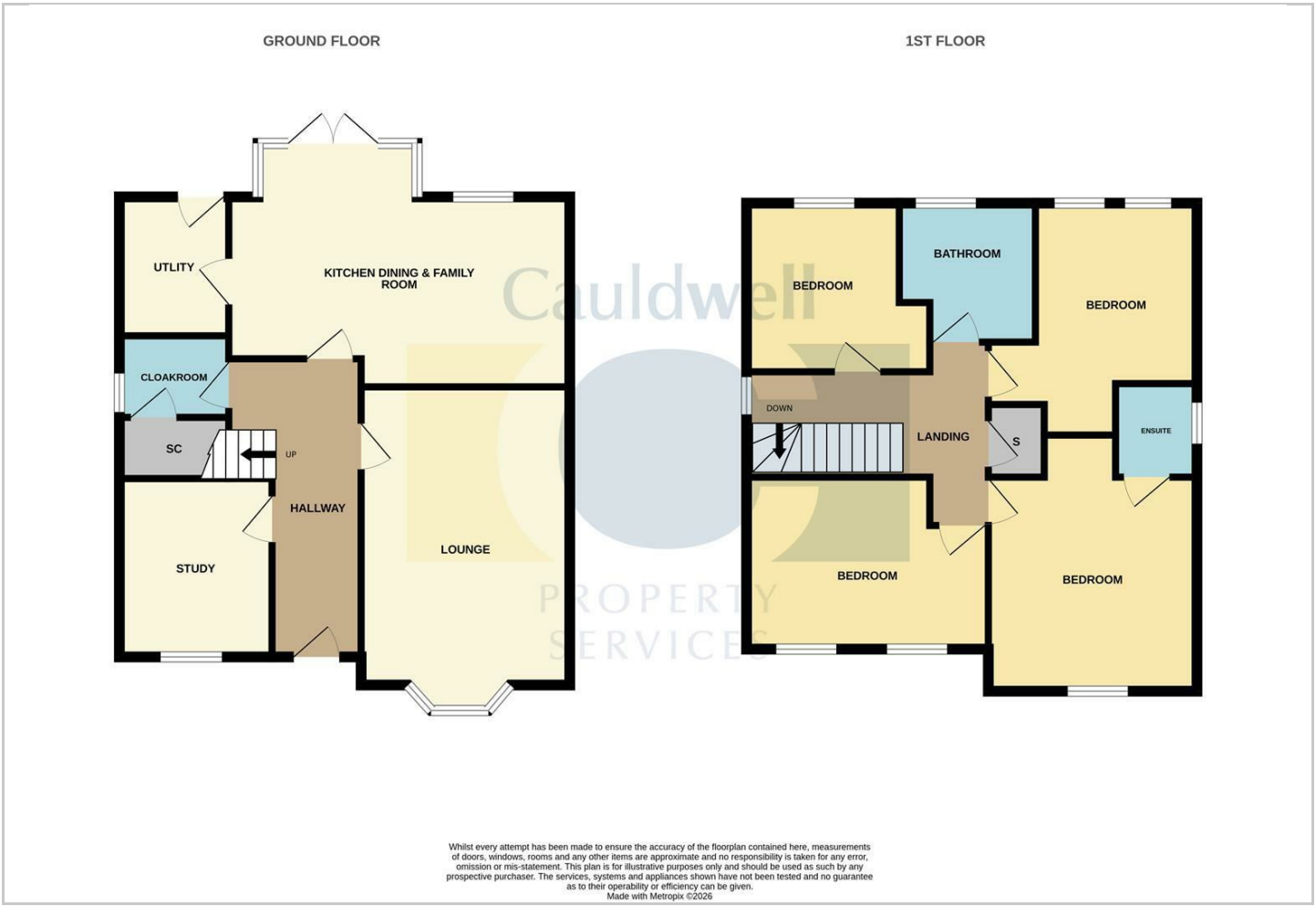
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Road Map

Hybrid Map

Terrain Map

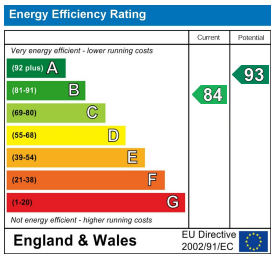
Floor Plan



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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