



# Cauldwell

PROPERTY SERVICES



## 15 Lowick Place, Milton Keynes, MK4 2LP

### £300,000

This deceptive two bedroom home offers a rear garden with a high degree of privacy, a spacious and light lounge, a stylish kitchen dining room, garage and driveway immediately outside and surrounded by green spaces and some excellent walks, with a journey of just 3 miles back to central Mk and the mainline train station.

The property starts with the entrance hall that leads to the living room at the front and also the kitchen dining room which is the full width of the property. On the first floor there are two well proportioned bedrooms and a family bathroom with a shower.

The property also benefits from gas central heating and quality double glazed doors and windows that have also been replaced in recent times. Energy rating tbc. Council tax band B.

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. The location is popular with families as it is in the catchment of Ofsted rated 'good' schools with Howe Park infant school, Emerson Valley Middle school and Shenley Brook End secondary school all serving the area. There are two convenience shops on the estate one of which has a post office attached, also a Chinese Takeaway and Indian Restaurant. Westcroft district centre is on the adjacent estate where you will find a supermarket, chemist, doctors surgery, hairdressers and Library. Emerson Valley also benefits from Tattenhoe Valley Park which runs through the middle of the estate and leads to Furzton Lake and to Tattenhoe.



## ENTRANCE

Double glazed entrance door. Radiator. Stairs to first floor. Door to living room.

## LOUNGE 13'6" x 9'3" (4.14 x 2.84)



Double glazed window to front. Radiator. Under stairs storage area. Television point. Telephone point. Door to kitchen.

## KITCHEN DINING ROOM 12'4" x 9'3" (3.78 x 2.82)

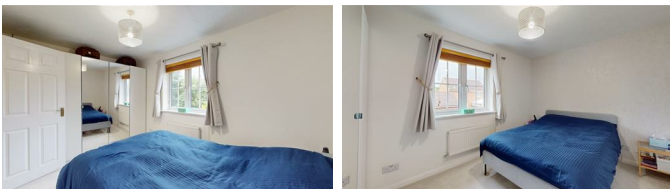


Double glazed window and door to rear. Fitted with wall and base units with worksurfaces incorporating sink with mixer tap. Built in oven, hob and extractor. Space for fridge freezer. Plumbing for washing machine. Radiator. Wall mounted boiler.

## FIRST FLOOR LANDING

Access to loft. Doors to all rooms.

## BEDROOM ONE 12'4" x 8'2" (3.78 x 2.51)



Double glazed window to rear. Radiator.

## BEDROOM TWO 9'3" x 8'2" (2.82 x 2.51)



Double glazed window to front. Radiator.

## BATHROOM



Refitted three piece suite with panelled bath with shower attachment. Low level wc, wash hand basin with stainless steel mixer tap. Part tiled walls, tiled floor. Heated chrome towel rail. Frosted double glazed window to the side.

## REAR GARDEN



Enclosed rear garden laid mainly to lawn with patio area and raised decking area. Wooden fence panel surround. Service door to garage.

## GARAGE

Power and light. Up and over door.

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

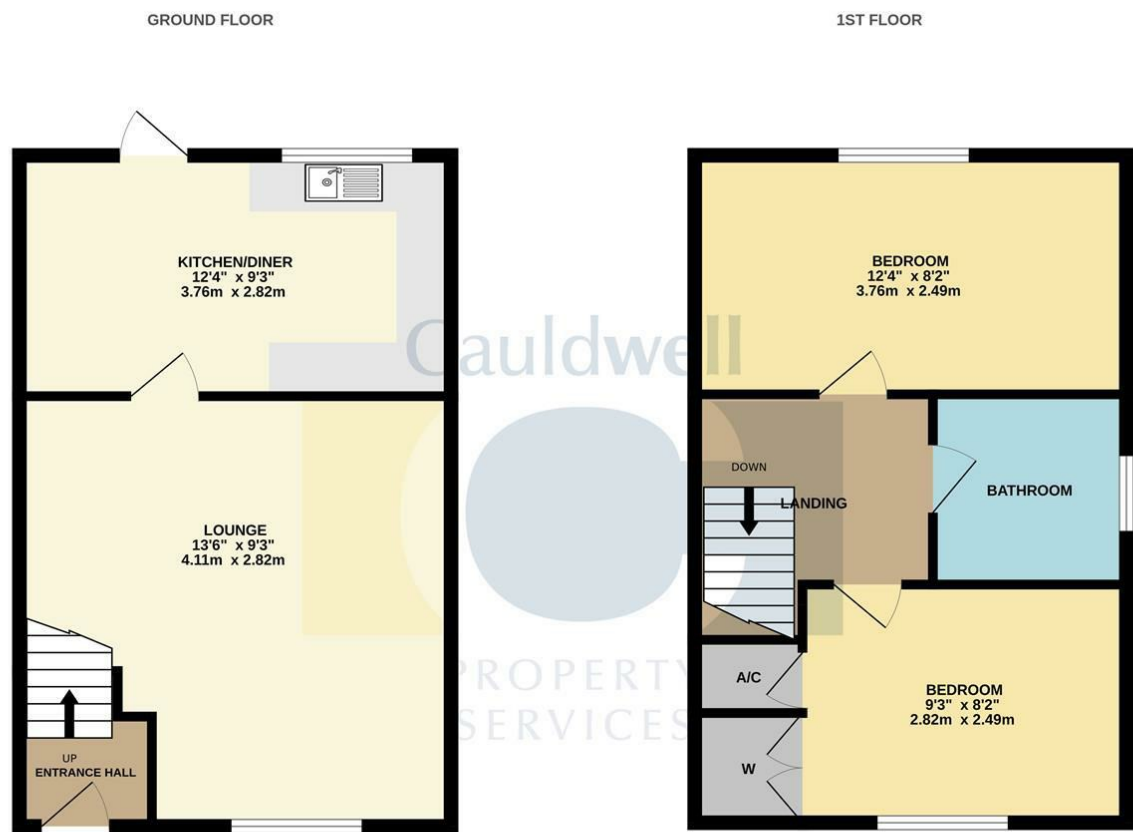
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Floor Plan

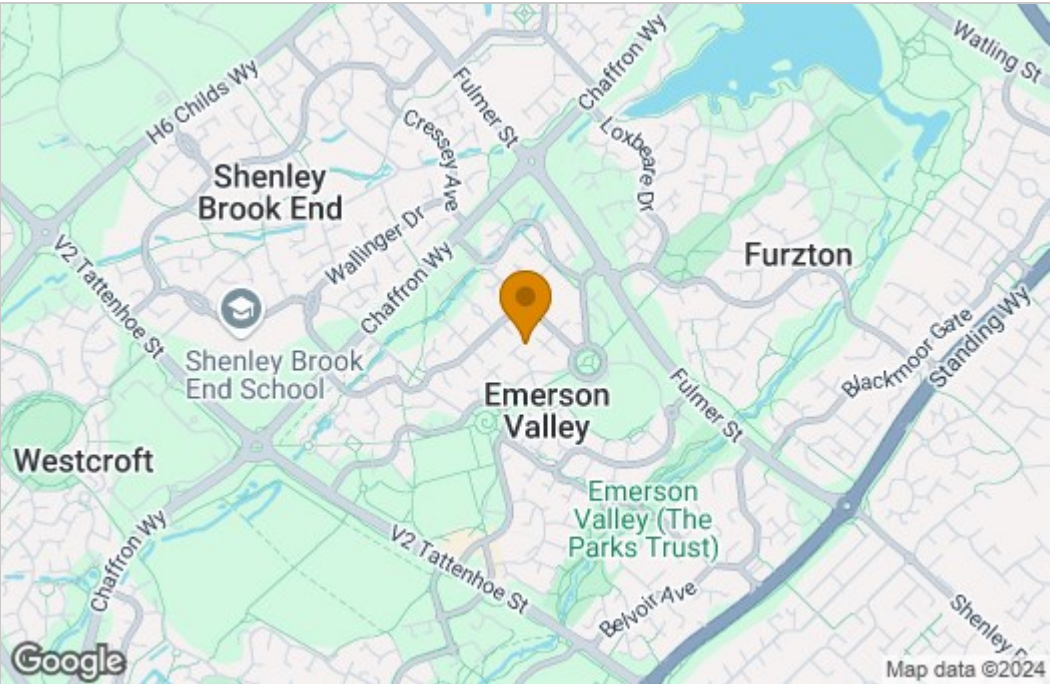


TOTAL FLOOR AREA : 581sq.ft. (54.0 sq.m.) approx.

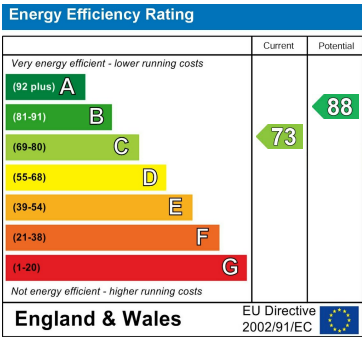
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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