



# Cauldwell

PROPERTY SERVICES



## 15 Kaplan Close

Shenley Lodge, Milton Keynes, MK5 7ED

£699,995



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## ENTRANCE

Entrance door. High skimmed ceiling with sky light window to front. Frosted double glazed window to front. Hardwood flooring. Feature wall light. Double internal doors to reception hall.

## RECEPTION HALL

12'0" x 10'9" (3.68 x 3.30)

Double height skimmed ceiling with inset lighting and three double glazed windows to front. Hardwood flooring with under floor heating. Under stairs storage cupboard. Stairs to first floor. Door to study. Double internal doors to living room.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to side. Skimmed ceiling. Extractor.

## FAMILY ROOM

15'11" x 10'11" (4.86 x 3.34)

Double glazed window to front. Skimmed ceiling with inset lighting. Hardwood flooring with underfloor heating.

## LIVING ROOM

13'6" x 18'6" (4.11m x 5.64m)

Sliding double glazed door to rear. Skimmed ceiling with inset lighting. Hardwood flooring with under floor heating. Double glazed window to side. Opening to dining room.

## DINING ROOM

9'5" x 19'4" (2.89 x 5.91)

Sliding double glazed doors to rear garden. Skimmed ceiling with inset lighting. Hardwood floor with under floor heating. Opening to kitchen. Door to utility room.

## UTILITY ROOM

13'6" x 7'4" (4.12 x 2.24)

Fitted with a range of base units with worksurfaces incorporating sink drainer and mixer tap. Plumbing for

washing machine. Space for tumble dryer and fridge freezer. Double glazed window to front and double glazed door to side. Skimmed ceiling with inset lighting.

## KITCHEN

8'4" x 11'3" (2.55 x 3.44)

Fitted with a range of soft close wall and base units with wooden worksurface incorporating one and half bowl sink drainer and mixer tap. Two built in ovens, four ring hob and externally vented extractor hood. Built in dishwasher and space for American style fridge freezer. Splash back tiling. Skimmed ceiling with inset lighting. Breakfast bar.

## STUDY

7'11" x 8'7" (2.43 x 2.62)

Double glazed window to front. Skimmed ceiling. Hardwood flooring with under floor heating.

## FIRST FLOOR LANDING

Doors to all upstairs rooms. Access to loft space. Skimmed ceiling with inset lighting.

## BEDROOM ONE

13'6" x 6'9" (4.14 x 2.08)

Double glazed window to rear. Radiator. Double height vaulted ceiling. Feature wall lights.

## DRESSING AREA

13'8" x 6'11" (4.19 x 2.11)

Double glazed window to side. Fitted wardrobes. Skimmed ceiling with inset lighting. Radiator. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled double shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Skimmed ceiling with inset lighting. Electric underfloor heating. Frosted double glazed window to side. Heated towel rail.

## BEDROOM TWO

12'2" x 10'9" (3.72 x 3.30)

Double glazed window to front. Radiator.

### **BEDROOM THREE**

14'3" x 10'7" (4.35 x 3.25)

Double glazed window to rear. Radiator. Skimmed ceiling.

### **BEDROOM FOUR**

11'1" x 8'5" (3.38 x 2.58)

Double glazed window to rear. Radiator. Skimmed ceiling.

### **BATHROOM**

Four piece suite comprising walk in double tiled shower cubicle, panelled bath with shower attachment, low level wc and wash hand basin. Radiator. Vinyl flooring. Part tiled walls. Skimmed ceiling with inset lighting. Electric underfloor heating. Frosted double glazed window to front.

### **REAR GARDEN**

Enclosed and laid mainly to lawn with patio and shingle area. Wooden fence surround. Dual gated side access. Garden shed.

### **FRONT GARDEN**

Block paved driveway with parking for several vehicles.

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 &

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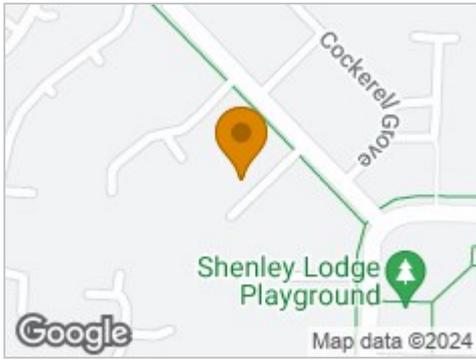
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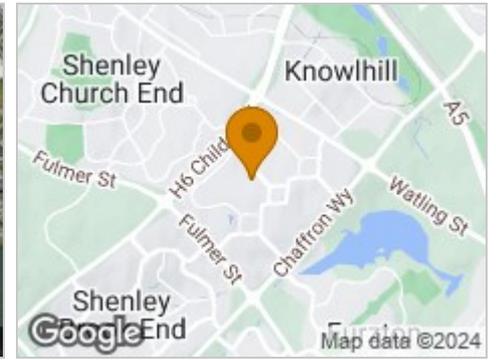
## Road Map



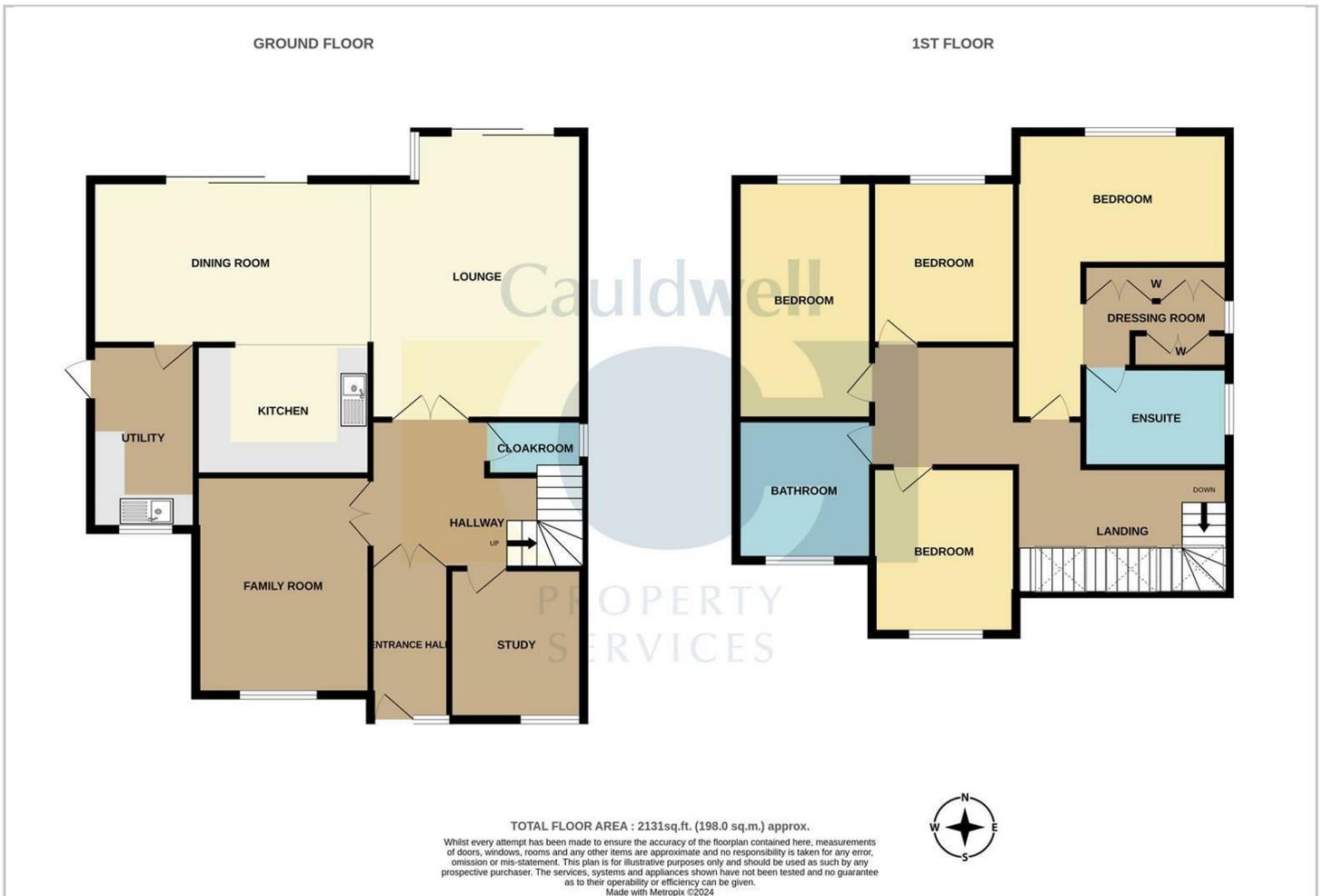
## Hybrid Map



## Terrain Map



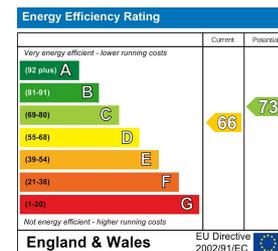
## Floor Plan



## 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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