



## 5 Lanolin Close, Milton Keynes, MK14 6GQ Offers Over £599,995

Welcome to a stunning four double bedroom detached home nestled in the sought-after location of Oakridge Park. Boasting generous light and airy living areas this residence offers a green-space outlook to the front and high degrees of privacy to the rear.

Upon entry, you are greeted by a generous reception hall leading to three reception rooms setting the tone for the light and airy interiors that lie beyond. The spacious living areas provide an inviting space for relaxation and entertainment.

The heart of the home is the triple aspect kitchen breakfast room with patio doors leading to the rear garden which seamlessly blends indoor and outdoor living. Equipped with fitted appliances, granite countertops, and ample storage space, ideal for family living and culinary gatherings.

Adjacent to the kitchen, the dining area offers a sophisticated setting for formal dinners or casual family meals. Further downstairs living offers, study and downstairs cloakroom.

Retreat to the luxurious main suite, complete with a dressing area and en-suite shower room, providing a serene sanctuary for rest and rejuvenation. Three additional bedrooms offering versatility for guests, children, or home office space, ensuring ample room for the entire family.

Outside, the modern garden offers high degrees of privacy offering a tranquil retreat from the hustle and bustle of everyday life. Enjoy outdoor gatherings on the spacious patio.

Conveniently located in Oakridge Park, residents enjoy easy access to a wealth of amenities, including parks, playgrounds, schools, and shopping centers. Nearby green spaces, canal walks and nature trails offer opportunities for outdoor recreation and leisure, perfect for active families and nature enthusiasts alike. Don't miss your chance to make this exquisite property your own. Council tax band F. Energy rating C.

## ENTRANCE HALL



Front entrance door. Stairs to first floor. Radiator. Tiled flooring. Skimmed ceiling. Cloak cupboard. Tiled flooring. Door to cloakroom. Radiator.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to rear. Skimmed ceiling. Tiled flooring.

## DINING ROOM 10'2" x 10'1" (3.12 x 3.08)



Double galzed window to side. Radiator. Skimmed ceiling.

## STUDY 9'11" x 8'0" (3.04 x 2.44)



Double glazed bay window to front. Skimmed ceiling.

## LIVING ROOM 18'8" x 11'7" (5.70 x 3.54)



Dual aspect room with double glazed French doors to rear. Double glazed bay window to front. Two radiators. Skimmed ceiling.

## DINING ROOM 10'2" x 10'1" (3.12 x 3.08)



Double glazed window to side. Radiator. Skimmed ceiling.

## KITCHEN/BREAKFAST ROOM 15'1" x 14'3" (4.60 x 4.35)



Fitted with a range of wall and base units with granite worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring gas hob and extractor hood. Built in dishwasher, washing machine and fridge freezer. Triple aspect with double glazed window to side and rear. Double glazed French doors to garden. Radiator. Tiled flooring. Wall mounted concealed boiler. Skimmed ceiling with inset lighting, Under unit lighting.

## FIRST FLOOR LANDING



Galleried landing. Doors to all rooms. Airing cupboard housing water tank. Loft access. Double glazed window to front. Skimmed ceiling. Radiator.

**BEDROOM ONE 11'7" x 9'11" (3.55 x 3.04 )**



Double glazed window to front. Radiator. Skimmed ceiling. Opening to dressing area.

**DRESSING AREA 7'0" x 3'3" (2.15 x 1.01)**

Double door built in wardrobe. Radiator. Skimmed ceiling. Spot lights. Double glazed window to rear. Door to ensuite.

**ENSUITE**



Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Half tiled walls. Shaver point. Extractor. Skimmed ceiling. Heated towel rail.

**BEDROOM TWO 15'1" x 9'6" (4.62 x 2.92)**



Double glazed window to side. Radiator. Skimmed ceiling. Double door built in wardrobes.

**BEDROOM THREE 10'11" x 10'1" (3.34 x 3.08)**



Double glazed window to side Radiator. Skimmed ceiling. Double door built in wardrobes.

**BEDROOM FOUR 9'10" x 8'4" (3.01 x 2.56)**



Double glazed window to front. Radiator. Skimmed ceiling.

**BATHROOM**



Three piece suite comprising shower cubicle with wall mounted shower, panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Radiator. Skimmed ceiling. Extractor. Frosted double glazed window to rear .

**REAR GARDEN**



Enclosed and seclude rear garden, laid mainly to

lawn with patio area. Outside power and lighting and tap. Brick and wooden fence surround. Gated side access.

### **FRONT GARDEN**

Path to front door with storm porch over. Outside lighting. Double width driveway. Further double width allocated parking.

### **DETACHED DOUBLE GARAGE**

Double up and over doors, power and lighting.

### **OUTSIDE LODGE/OFFICE**

Outdoor insulated double glazed office with power and lighting.

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.

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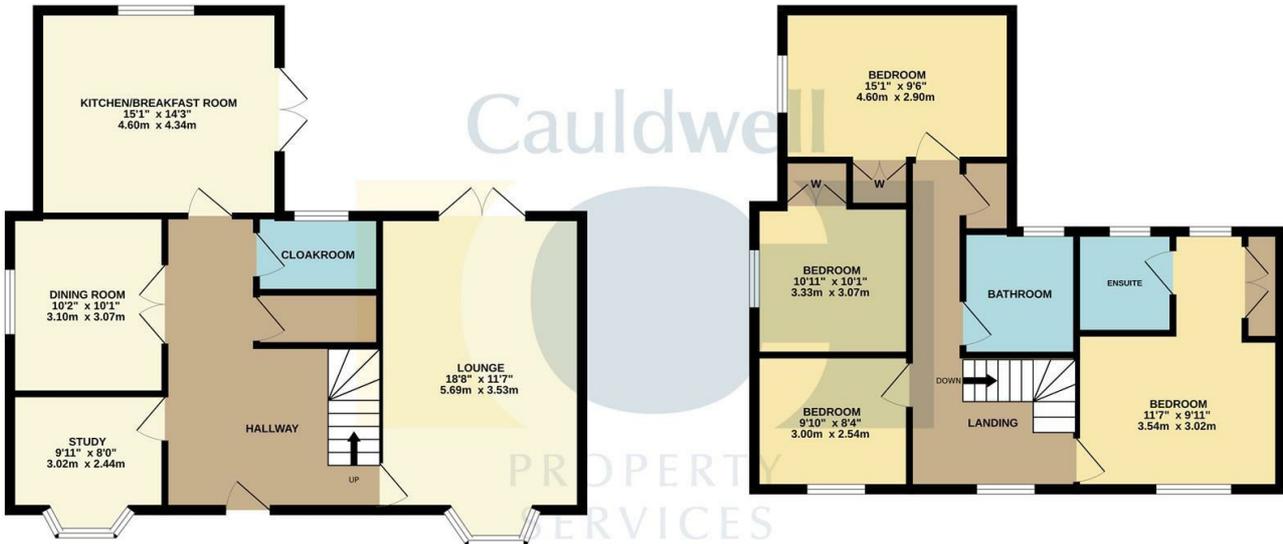
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# Floor Plan

GROUND FLOOR

1ST FLOOR

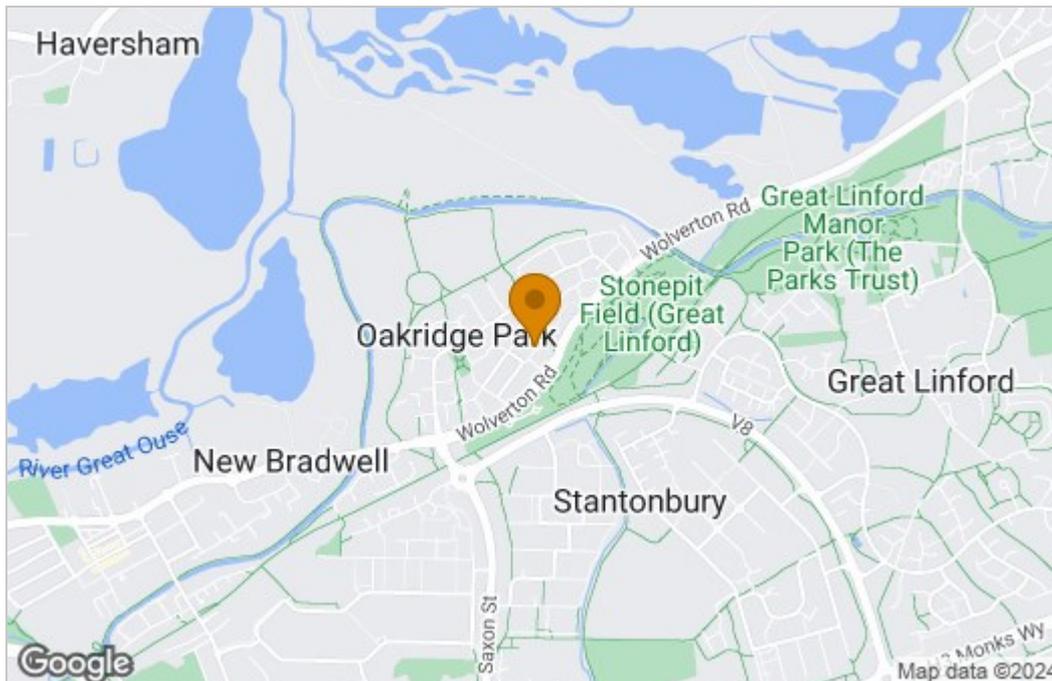


TOTAL FLOOR AREA : 1625sq.ft. (151.0 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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