



New Row | Lavendon | Olney | MK46 4EZ

Asking Price £235,000

**LEPORE**  
Co

New Row | Lavendon  
Olney | MK46 4EZ  
Asking Price £235,000

A CHARMING and DELIGHTFUL character cottage situated in the HIGHLY desirable and sought after village known as LAVENDON.

The property has a wealth of CHARACTER and the brief highlights include a 14ft open plan Lounge/Kitchen with a feature brick fireplace and wood burning stove, exposed stone and wood beams to ceilings, butler sink and windows and shutters to front and rear.

Stairs rising to first floor with exposed stone to walls ,landing with access to loft void , Bedroom one overlooking front aspect, exposed beams.

Bedroom two with views to rear, exposed beams. There is an upstairs shower room with a three piece suite and window to rear.

EXTERNALLY there is a gravelled drive providing parking for ONE vehicle and enclosed garden to rear.

To fully appreciate this WONDERFUL property an internal and external viewing is strongly recommended. NO UPWARD CHAIN. Call to view.

- Character Cottage
- 14ft Open Plan Lounge/Kitchen
- Wood Burner
- Upstairs shower room
- Garden to rear
- Terraced
- Exposed Beams and Stone
- Two Bedrooms
- Parking for one vehicle
- No upward chain.

### Lounge/Kitchen

14 6 x 14 6 max (4.27m 1.83m x 4.27m 1.83m max )

Windows to front and rear.

### Landing

Exposed stone to wall, access to loft void.

### Bedroom 1

11.10 x 7.5 (3.35m.3.05m x 2.13m.1.52m)

Window to front.





### Bedroom 2

9.7 x 7.1 (2.74m.2.13m x 2.13m.0.30m)  
window to rear.

### Shower room

4.10 x 4.5 (1.22m.3.05m x 1.22m.1.52m)  
Window to rear.

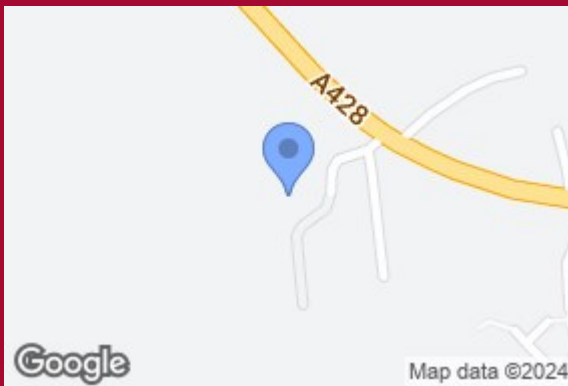
### Front garden

Gravel driveway providing off road parking for one  
vehicle.

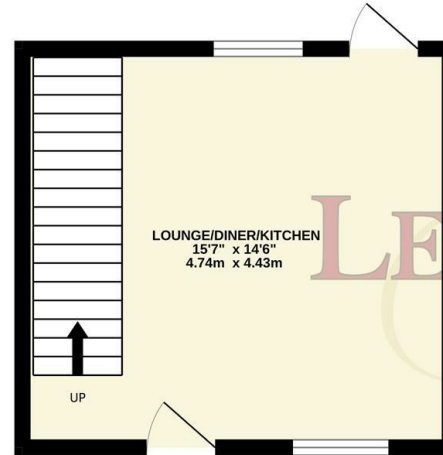
### Rear garden

Laid to lawn, part stone and wood panel fence surround,  
shed to rear.

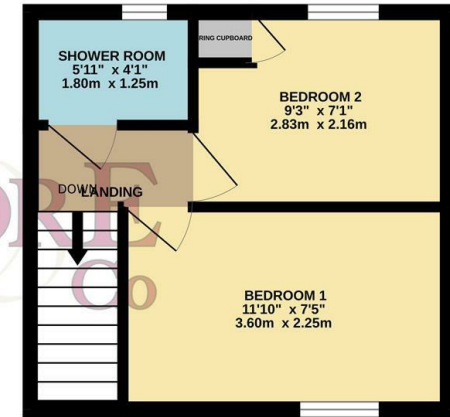




GROUND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.

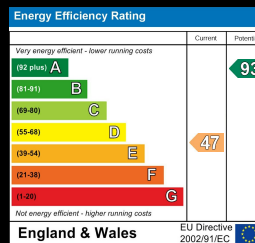


1ST FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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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