

Nine Lands, Hockliffe, LU7 9NN  
Offers in Excess of £325,000 Freehold



CUL-DE-SAC LOCATION - RURAL VIEWS - TWO RECEPTION ROOMS - STUNNING CONDITION - GARAGE

If you fancy village life then look no further! Not only immaculate inside but outside to the rear is a low maintenance garden backing onto open fields. This really has to be viewed to be appreciated.





# Nine Lands

Hockliffe, LU7 9NN



Entrance Hall | Lounge | Dining Room | Kitchen | First Floor  
Landing | Bedroom One | Bedroom Two | Bedroom Three |  
Bedroom Four | Bathroom with Four Piece Suite | Garage (In  
Block) | Rear Garden | Front Garden





Ground Floor



1st Floor

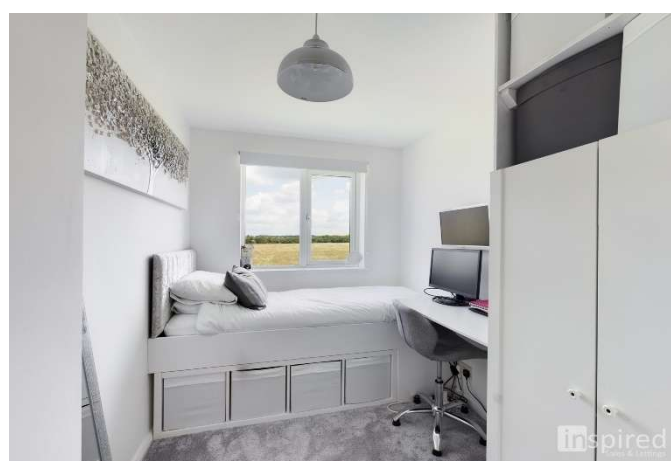
Approximate total area<sup>(1)</sup>

856.36 ft<sup>2</sup>

79.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	81
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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