

Cauldwell

PROPERTY SERVICES



45 Lincslade Grove, Milton Keynes, MK5 8DJ

£695,000

CAULDWELL are delighted to bring to the market this stylish detached family home that has been extensively improved by the current owners to now work as a light, bright and vibrant space that offers great sized rooms throughout. The improvements starts before you even go inside, the front has been landscaped to now offer garden, pressed concrete driveway and double garage. As soon as you step into the entrance hall the quality is clear to see, the main feature of this space has to be the winding oak staircase that has glass balustrades the whole way up to the landing, most of the ground floor rooms are located off the hallway; there is a spacious dual aspect living room that leads to an impressive conservatory, a formal dining room with smoked glass sliding doors, a re-fitted wc and then the re-fitted kitchen breakfast room that leads to a matching utility room.

On the first floor, all four double bedrooms are located off the galleried landing that has the same glass balustrades as the staircase, the first three bedrooms all have built in double wardrobes, the principle bedroom also has a re-fitted en-suite and balcony overlooking the rear garden. The main family bathroom has also been re-fitted in the same theme as the en-suite and offers his and hers sinks and a triple walk in shower.

The rear garden now offers a selection of patio areas, lawn, flower beds, small trees and ornate pathways connecting it all together, there is also gated access to the front and a personnel door into the double garage. The property is located just over a mile to central MK train station and city centre, local schools are also very sought after and within walking distance from the property.

ENTRANCE HALL

Engineered solid oak 'Kloeber' door to side. Vertical radiator. Karndene tiled flooring. Large storage cupboard with oak sliding doors. Understairs storage cupboard.

CLOAKROOM

Double glazed window to side. Re-fitted with close coupled wc and recess cistern into vanity unit with wash basin. Tiled walls and flooring. Heated towel rail. Extractor fan.

LIVING ROOM 19'7" x 11'4" (5.97 x 3.46)

Double glazed window to front and double glazed window and door to rear. Two vertical radiators. Television point. Telephone point.

CONSERVATORY 17'11" x 6'11" (5.48 x 2.11)

Double glazed windows and French doors to rear. Double glazed windows to both sides. Glass roof. Tiled flooring. Two electric heaters. LED lighting.

DINING ROOM 9'5" x 9'4" (2.88 x 2.86)

Double glazed window to rear. Radiator. Fitted sliding frosted glass doors.

KITCHEN/BREAKFAST ROOM 13'1" x 9'8" (4.00 x 2.97)

Double glazed window to rear. Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Two Neff ovens side by side, five ring gas Neff hob and vertical extractor over. Fitted microwave. Built in dishwasher and space for American style fridge freezer. Radiator. Door to utility room.

FIRST FLOOR LANDING

Bespoke 'Neville Johnson' staircase from entrance hall with glass balustrade. Double glazed window to front. Radiator. Access to part boarded loft space and drop down ladder. Airing cupboard. Karndene flooring.

BEDROOM ONE 13'1" x 9'9" (3.99 x 2.98)

Double glazed patio doors to rear onto balcony. Radiator. Built in double wardrobes. LED lighting. Door to ensuite.

ENSUITE

Double glazed window to side. Re-fitted suite comprising double shower cubicle with mains shower and drench head, close coupled wc and recess cistern built into vanity unit and wash basin. Electric shaver point. Extractor fan. Heated towel rail. Cabinet with heated mirror with gesture operated light and additional shaver point. Tiled walls.

BEDROOM TWO 11'4" x 9'6" (3.47 x 2.90)

Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM THREE 11'4" x 7'8" (3.46 x 2.35)

Double glazed window to front. Radiator. Built in double wardrobe.

BEDROOM FOUR 9'6" x 9'5" (2.90 x 2.89)

Double glazed window to rear. Radiator.

BATHROOM 10'7" x 6'2" (3.24 x 1.90)

Double glazed window to side aspect. Re-fitted suite comprising triple walk in shower with shower glass and mains shower with additional drench head, close coupled wc and his and hers wash basin with vanity surround. Mirror with gesture operated light and shaver point. LED lighting. Heated towel rail. Tiled walls.

FRONT GARDEN

Shaped lawn with borders to side and hedge border to front. Gated access to rear. Imprinted concrete driveway for three vehicles leading to double garage.

DOUBLE GARAGE

Two electric roller doors to front. Power and light. Composite door to side.

REAR GARDEN

Landscaped shaped rear lawn with mature well stocked flower beds, ornate pathway, two patio areas and timber shed. Gated access to front. Outside power.

COUNCIL TAX BAND

Council tax band E. Sourced from <https://www.gov.uk/council-tax-bands>.

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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Floor Plan

GROUND FLOOR

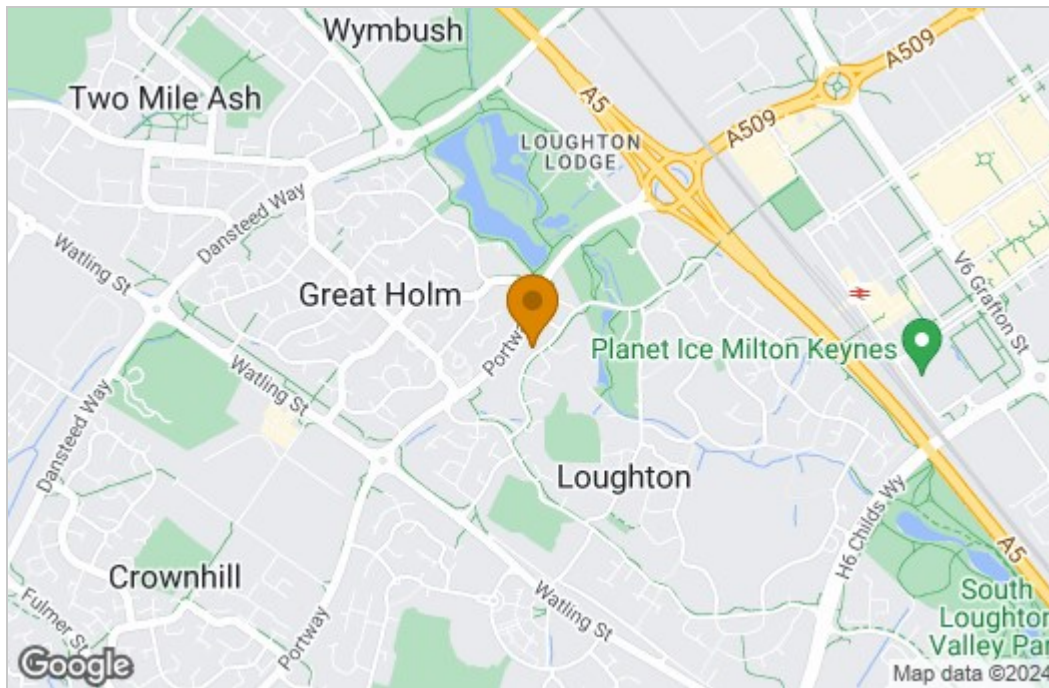
1ST FLOOR



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> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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