



Cauldwell

PROPERTY SERVICES



15 Lamberhurst Grove, Milton Keynes, MK7 6JB Offers Over £450,000

CAULDWELL are delighted to be sole agents of this large FIVE BEDROOM family home that has been extended to a very clever design that now means the living space has been more than doubled and there are five impressive bedrooms on the first floor. This substantial home starts with the entrance hall that leads to the cloakroom, the dining room and also the living room. The living room leads to a handy study/playroom that leads out to the rear garden, and the dining room that is on the opposite side leads through to the good size kitchen that also has doors out to the garden. On the first floor, all five bedrooms are positioned off the landing as is the fitted family bathroom. Four of the bedrooms are good sized doubles with built in wardrobes in three of them and an en-suite shower room to the main. Outside to the front is block paved driveway parking, the rear garden is a really good size and offers a whole width decking area. Energy rating C. Council tax band C.

Kents Hill is a popular residential area south east side of Milton Keynes, close proximity to Kingston shopping centre with a choice of shops and restaurants and good access to the A5, Junction 13 M1 and the main line train station in Central Milton Keynes. To the middle of the area is Kents Hill park, ideal for families or those that enjoy a walk. There is also a local shop, Kents Hill Secondary School and a Nursery.

ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed window to front. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

LIVING ROOM 16'6" x 11'9" (5.04 x 3.59)



Double glazed windows to front. Radiator. Television point. Telephone point. French doors to study.

STUDY 11'9" x 6'3" (3.60 x 1.92)

Double glazed French doors and windows to rear. Radiator.

DINING ROOM 14'0" x 11'8" (4.29 x 3.57)

Double glazed window to front. Radiator. Understairs storage cupboard. Arch way to kitchen.

KITCHEN 14'10" x 9'1" (4.54 x 2.77)



Double glazed window to rear and double glazed French doors to rear. Fitted selection of wall and base units with worksurfaces incorporating stainless steel sink drainer. Electric oven, induction hob and extractor hood. Space for American style fridge freezer. Plumbing for washing machine. Space for tumble dryer.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to main loft, boarded with power and light. Airing cupboard.

BEDROOM ONE 14'11" x 8'8" (4.56 x 2.66)

Double glazed window to rear. Built in wardrobes with mirrored sliding doors. Radiator. Double doors to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with mains shower and additional drench head, hand wash basin and close coupled wc. Heated towel rail. Extractor fan,

BEDROOM TWO 11'9" x 7'11" (3.60 x 2.43)

Double glazed window to front. Radiator. Access to second loft space.

BEDROOM THREE 11'5" x 8'5" (3.49 x 2.57)



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

BEDROOM FOUR 9'6" x 8'5" (2.92 x 2.58)



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

BEDROOM FIVE 9'0" x 6'5" (2.76 x 1.98)

Double glazed window to front. Radiator.

BATHROOM



Three piece suite comprising bath with shower over, low level wc and wash hand basin.

FRONT GARDEN



Driveway parking for two to three vehicles. Shingle stone bedding area.

REAR GARDEN

Rear width decking area. Mainly laid to lawn with flower beds and borders to side. Vegetable patch with railway sleeper borders. Gated access to front.

COUNCIL TAX BAND

Council tax band C. 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.

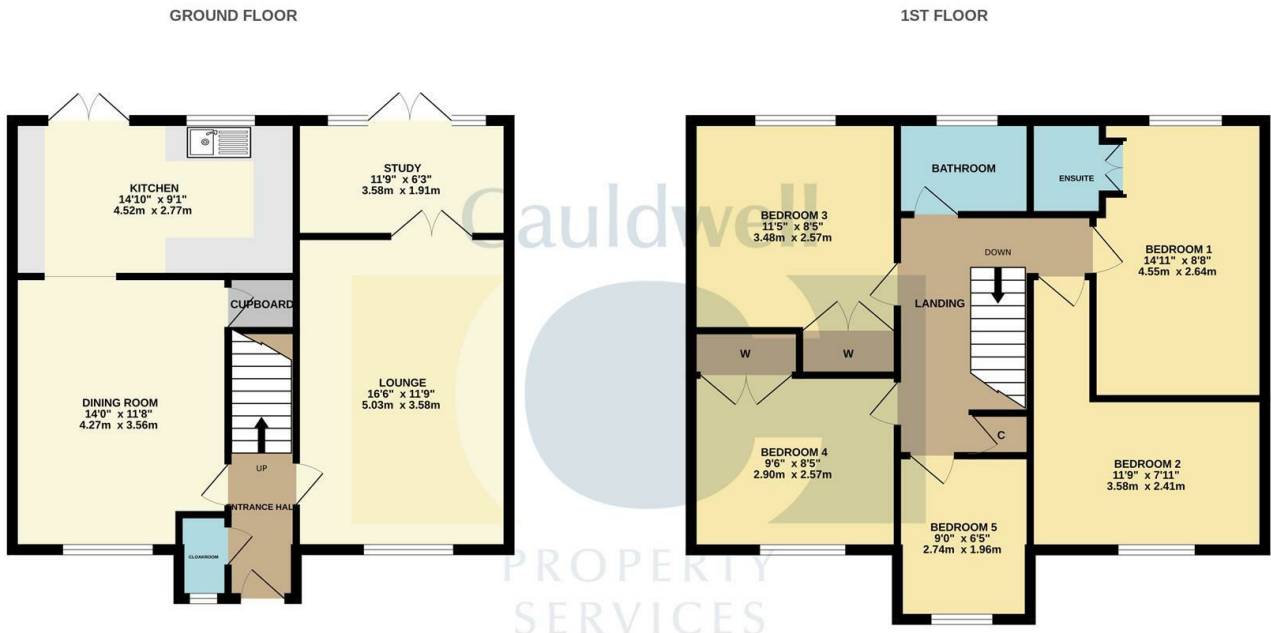
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Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

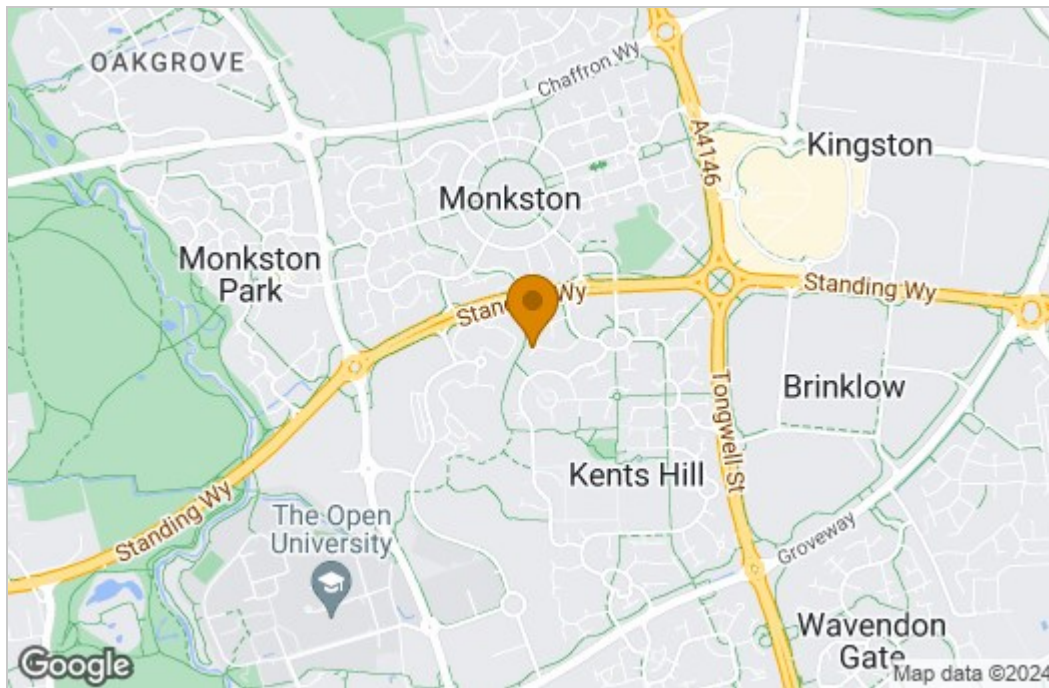
Floor Plan



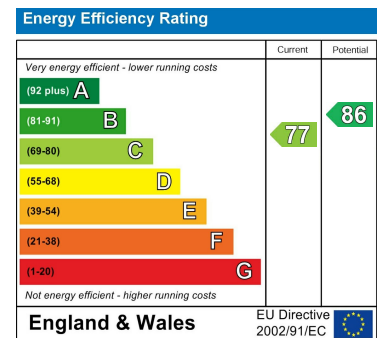
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Area Map



Energy Efficiency Graph



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