



Cauldwell

PROPERTY SERVICES



1 Lavender Grove, Milton Keynes, MK7 7DB

£419,995

Cauldwell are delighted to offer for sale this well presented three bedroom detached property, situated on a corner plot within the popular area of Walnut Tree. This impressive property available with no upward chain, offers a blend of comfort, style and functionality. This wonderful home briefly comprises: entrance hall, downstairs cloakroom, dual aspect lounge with a box bay window, fireplace and patio door leading to the rear garden, kitchen/dining room and a utility room. To the first floor there are three bedrooms, en-suite shower room to the principal bedroom and a family bathroom. Outside there is an enclosed rear garden, front garden, single garage and driveway. Energy Rating E. Council tax band D.

This highly desired area south east side of Milton Keynes enjoys local shops and amenities, a good school catchment and offers easy access to major rail & road links. The Centre MK and Caldecotte lake are both a short drive away.

ENTRANCE HALL

Stairs to first floor. Door to living room, dining room and cloakroom. Radiator.

LIVING ROOM 12'1" to 10'11" x 22'9" (3.70 to 3.33 x 6.94)



Box bay double glazed window to front. Sliding double glazed window to rear. Two double panelled radiators. Fireplace and surround. Double doors to dining room.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to side.

KITCHEN/DINING ROOM 14'9" x 9'7" (4.5 x 2.93)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor hood. Plumbing for washing machine. Door to utility room. Double panelled radiator. Understairs storage cupboard. Double glazed window to rear.

UTILITY ROOM

Roll top worksurface with sink drainer. Splash back tiling. Double glazed window and door to rear. Double paneled radiator. Tiled flooring. Wall mounted boiler Door to garage.

FIRST FLOOR LANDING

Doors to all rooms. Loft access. Airing cupboard housing water tank. Frosted double glazed window to side.

BEDROOM ONE 11'1" x 9'7" (3.38 x 2.93)



Double glazed window to rear. Radiator. Sliding door to ensuite.

ENSUITE

Two piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Radiator. Double glazed window to front.

BEDROOM TWO 11'8" x 12'2" (3.57 x 3.73)



Double glazed bay window to front. Radiator.

BEDROOM THREE 6'3" x 8'0" (1.92 x 2.44)



Double glazed window to front. Radiator.

BATHROOM



Three piece suite comprising panelled bath, low level wc and wash hand basin. Double panelled radiator. Frosted double glazed window to rear. Part tiled walls

REAR GARDEN



Enclosed and laid to lawn with brick and wooden fence surround. Patio area. Gated side access.

FRONT GARDEN



Laid to lawn with hedgerow surround. Hardstanding driveway. Path to front door.

SINGLE GARAGE

Power and light.

COUNCIL TAX BAND

Council tax band D. 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

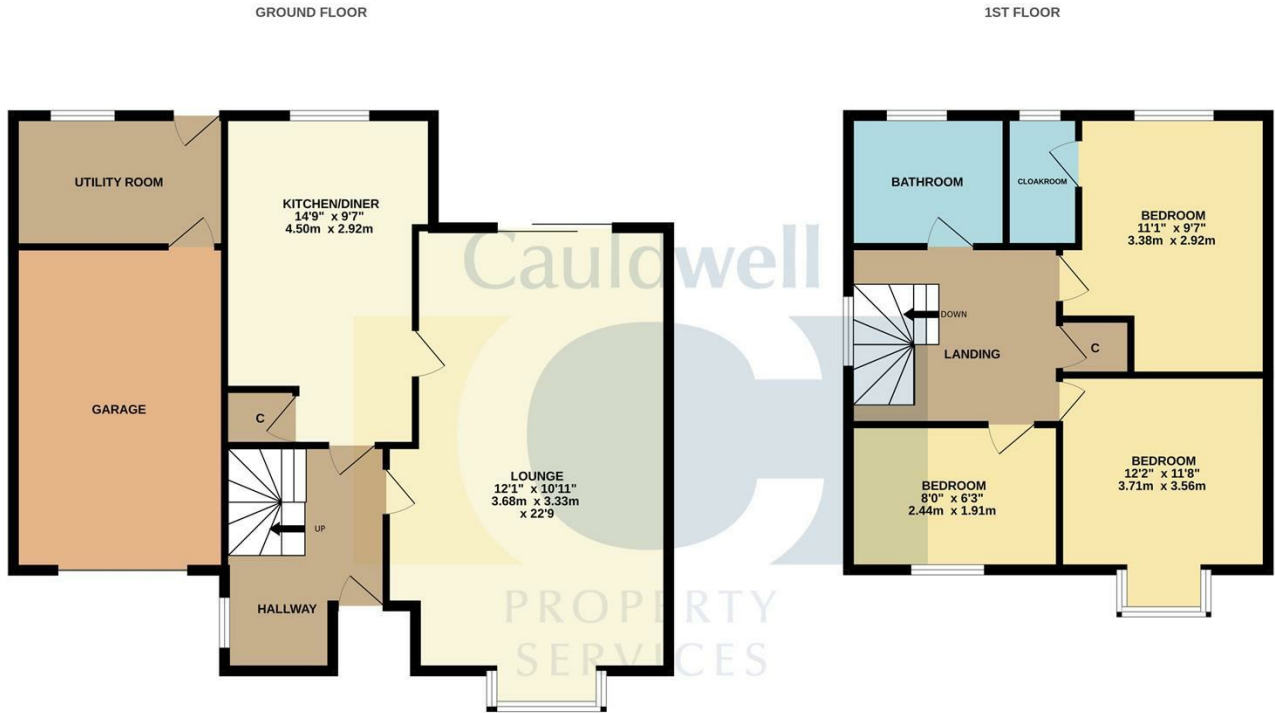
services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR 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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Floor Plan



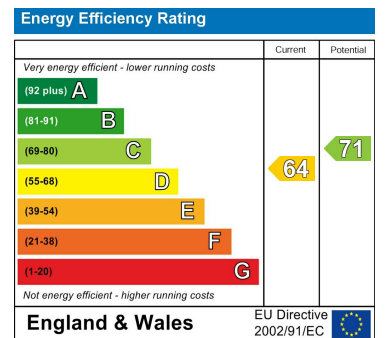
TOTAL FLOOR AREA : 1001sq.ft. (93.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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