



# Cauldwell

PROPERTY SERVICES



**41 Melton, Milton Keynes, MK14 6BH**

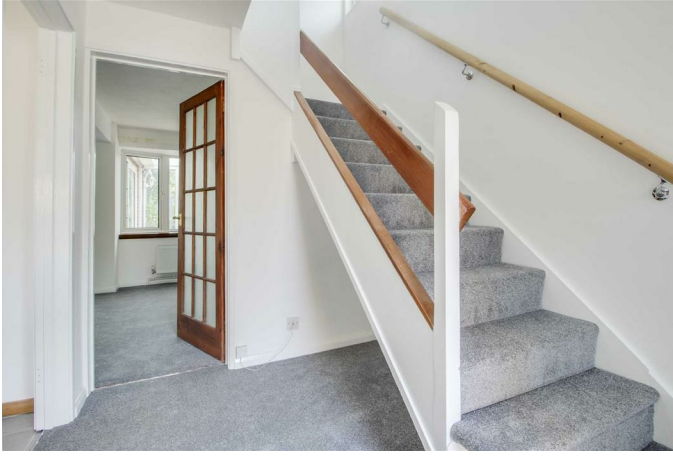
**£349,995**

An extended and deceptively spacious detached property, offered for sale with no upward chain. This well presented family home briefly comprises; entrance hall, refitted kitchen, updated boiler and radiators, generous size lounge/dining room, study and a conservatory. On the first floor there are three well proportioned bedrooms and a refitted family bathroom.

Outside there are front and rear gardens with a single garage and a driveway. Energy rating D. Council tax band C.

Stantonbury is situated to the North of Milton Keynes. The property is in great location to primary & secondary schools Wood End First School, Stanton School, New Bradwell School and Stantonbury Campus Secondary School. Local amenities, Stantonbury Campus Leisure Centre are within close proximity. Central Milton Keynes is located within 4 miles away from Stantonbury.

## ENTRANCE



Entrance through front door into entrance hall. Stairs to first floor. Door to living/dining room. Door to kitchen. Radiator.

## LIVING/DINING ROOM



Double glazed window to the rear. Double glazed sliding door to the rear leading into conservatory. Two radiators. Door to study.

## STUDY

Double glazed window to the rear. Radiator.

## CONSERVATORY



Double glazed windows and double glazed French doors leading to rear garden. Radiator.

## KITCHEN



Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and extractor over. Splash back tiles. Double glazed window to the front.

## BEDROOM ONE



Double glazed window. Radiator.

## BEDROOM TWO



Double glazed window. Radiator.

## BEDROOM THREE



Double glazed window. Radiator.

## **FAMILY BATHROOM**



Three piece suite. Panelled bath with mixer tap and telephone style shower attachment. Low level wc, wash hand basin with stainless steel mixer tap. Part tiled walls. Frosted double glazed window.

## **REAR GARDEN**



Enclosed rear garden laid mainly to lawn. Patio area and shingle area. Wooden fence panel surround.

## **GARAGE**

Up and over door.

## **FRONT**

Block paved driveway for two cars. Lawn area.

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.

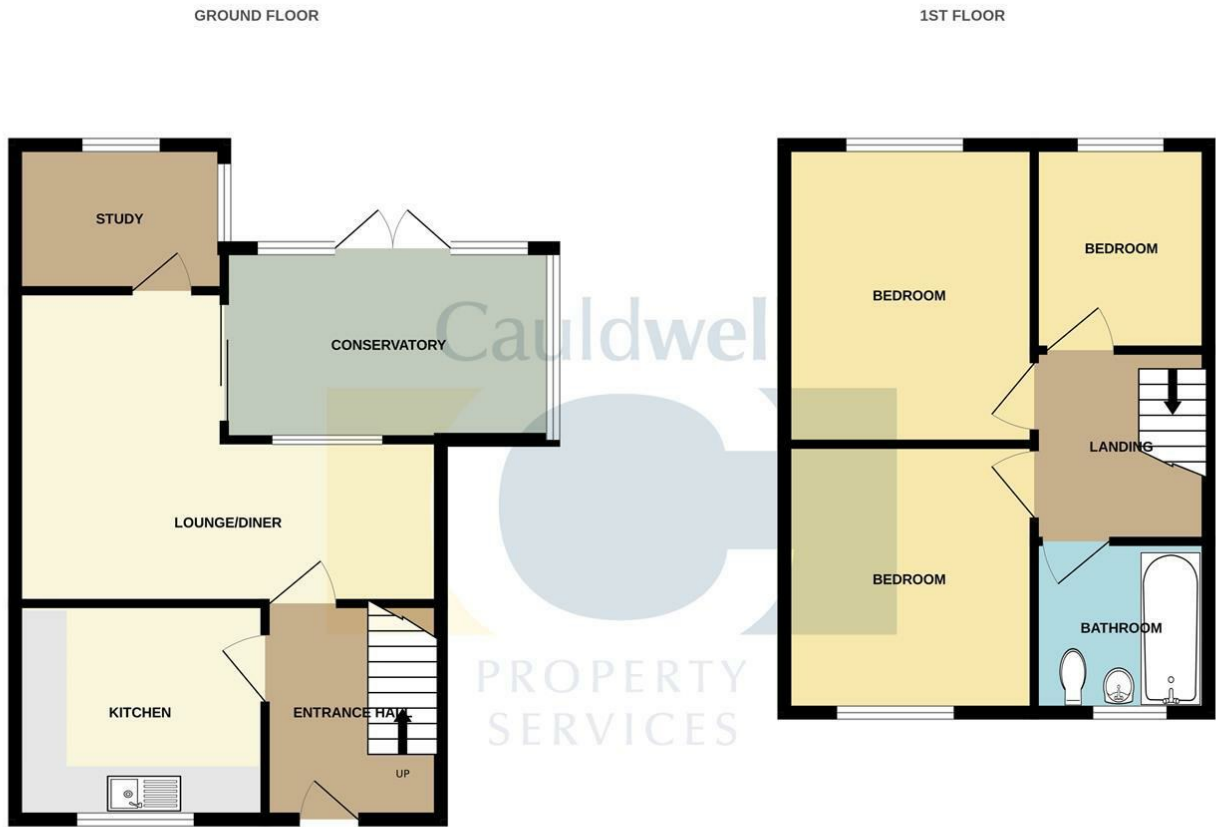
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# Floor Plan

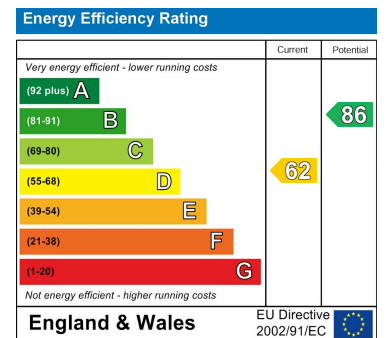


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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