

Cauldwell

PROPERTY SERVICES



1 Lucius Lane, Fairfields, MK11 4AN £600,000

Stunning Four Double Bedroom Detached Home in Fairfields, Milton Keynes.

Welcome to this exceptional four double bedroom detached home, situated in the highly desirable Fairfields area of Milton Keynes. This stunning property offers a blend of modern living and traditional charm, boasting immaculate presentation and a wealth of desirable features.

Key Features:

- **Four Double Bedrooms**: Each bedroom provides ample space and comfort, perfect for a growing family or accommodating guests.
- **Kitchen Breakfast Room**: The heart of the home, this 5-meter-long kitchen breakfast room features a contemporary design with a breakfast bar, ideal for casual dining and socialising.
- **Separate Dining Room**: Opening from the kitchen, a dedicated dining room offers a formal space for entertaining and family meals.
- **Study**: Perfect for those who work from home, the study provides a quiet and functional workspace.
- **Refitted En Suite and Family Bathroom**: Both the en suite and family bathroom have been thoughtfully refitted to a high standard, offering modern fixtures and luxury finishes.

ENTRANCE HALL



Entrance door. Stairs to first floor. Door to dining room, study, living room and cloak cupboard. Radiator. Skimmed ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Skimmed ceiling. Extractor.

LIVING ROOM 21'11" x 12'4" (6.7 x 3.76)



Double glazed window to front. Skimmed ceiling. Feature radiator. Built in cupboard.

STUDY 7'5" x 7'0" (2.28 x 2.14)



Double glazed window. Radiator Skimmed ceiling.

KITCHEN/BREAKFAST ROOM 16'7" x 10'2" (5.07 x 3.12)



Fitted with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in double oven, four ring gas hob and extractor. Plumbing for dishwasher. Breakfast bar. Double glazed French doors and double glazed windows to rear. Skimmed ceiling. Opening to utility room.

UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces. Space for fridge freezer. Radiator. Double glazed door. Skimmed ceiling. Extractor.

DINING ROOM 10'9" x 8'7" (3.28 x 2.62)



Double glazed window to rear. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING



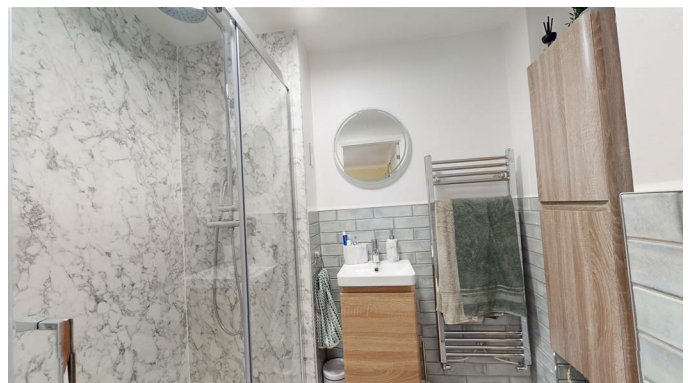
Doors to rooms. Skimmed ceiling. Loft access. Radiator.

BEDROOM ONE 12'9" x 11'9" (3.91 x 3.60)



Double glazed window to side. Three door fitted wardrobe. Coving to skimmed ceiling. Door to re-fitted ensuite.

ENSUITE



Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Skimmed ceiling. Extractor

BEDROOM TWO 14'2" x 10'8" (4.34 x 3.26)



Built in wardrobe with sliding door. Double glazed window to front. Feature radiator.

BEDROOM THREE 10'2" x 9'10" (3.11 x 3.00)



Double glazed window to rear Radiator. Skimmed ceiling.

BEDROOM FOUR 10'9" x 10'4" (3.3 x 3.17)



Double glazed windows to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Splash back tiling. Extractor Frosted double glazed window to rear.

REAR GARDEN



Enclosed and laid to lawn with patio and path to garage.

GARAGE

Up and over door. Power and light.

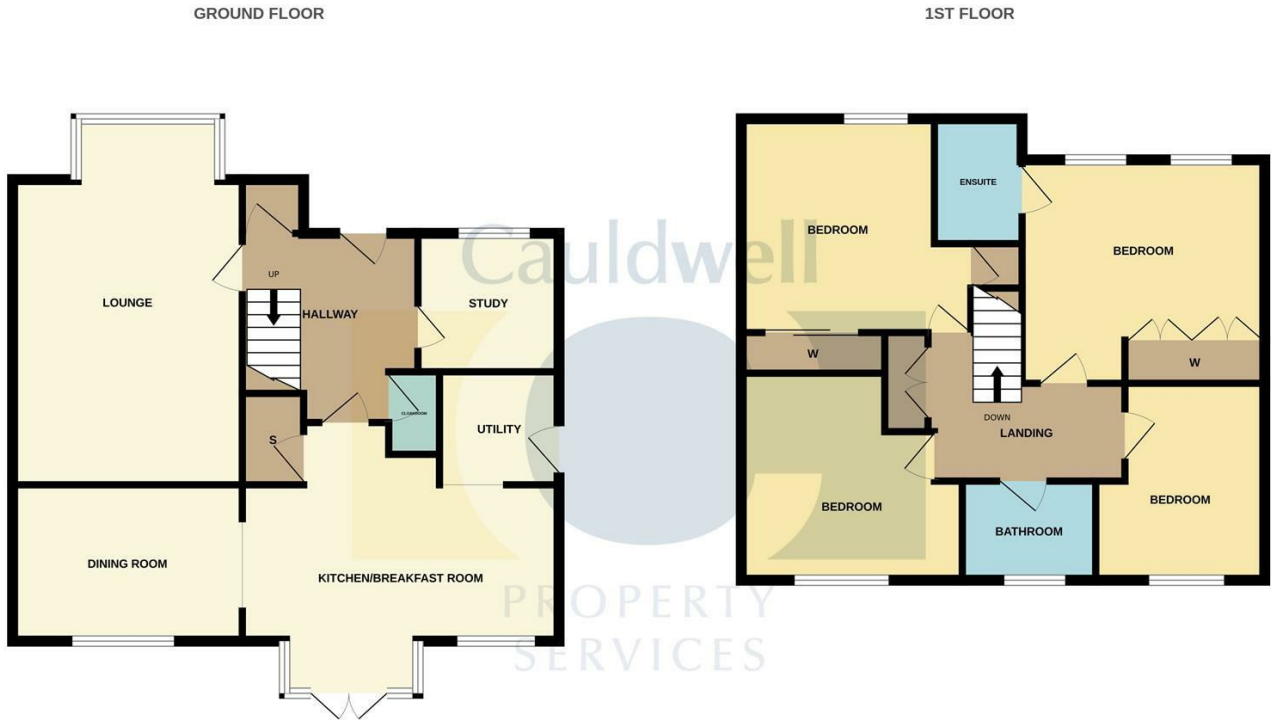
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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



TOTAL FLOOR AREA : 1421sq.ft. (132.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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