

85a Lynmouth Crescent, Milton Keynes, MK4 1JP Offers Over £750,000

Welcome to this exquisite five-bedroom detached home, perfectly positioned to overlook the picturesque Furzton Lake. This property offers an exceptional living experience with its spacious layout and breath-taking views.

****Key Features:****

- ****Living Room:**** A bright and airy dual aspect living room, also with stunning views of the lake, perfect for relaxing and entertaining.
- ****Kitchen Breakfast room:**** A well-appointed kitchen with a breakfast room, ideal for casual dining and family gatherings also offering Lakeside views.
- ****Dining Room:**** The bright living space opens into a delightful conservatory, creating a seamless flow of space and light.
- ****Bedrooms:**** Five generous bedrooms, including two with beautiful lakeside views.
- ****Main Suite:**** The bedroom features a dressing area and ensuite, offering Lakeside views and privacy and comfort.
- ****Family Bathroom:**** A spacious four piece family bathroom to serve the additional bedrooms.
- ****Garden:**** Enjoy the secluded, well-maintained garden, perfect for outdoor activities and relaxation.
- ****Double Garage:**** A detached double garage and double width driveway that provides ample parking and storage space.
- ****Further accommodation** comprises of entrance hall, downstairs cloakroom, utility room and first floor landing.

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard. . Door to cloakroom. Double glazed window to front. Double doors to dining room, kitchen/breakfast room and living room.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Half tiled walls. Frosted double glazed window to front.

KITCHEN/BREAKFAST ROOM 9'5" x 16'2" (2.89 x 4.93)



Fitted with a range of wall and base units with worksurfaces incorporating double sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Plumbing for dishwasher. Space for fridge freezer and tumble dryer. Double glazed window to front with lakeside views. Splash back tiling. Radiator. Opening to utility room.

UTILITY ROOM

Fitted with base units and worksurface incorporating sink drainer. Wall mounted boiler. Splash back tiling. Double glazed window to rear and door to garden. Radiator.

LIVING ROOM 26'0" x 13'1" (7.95 x 3.99)



Double glazed bay window to front with lakeside views. Dual aspect with sliding double glazed doors to rear. Two radiators. Fireplace and surround.

DINING ROOM 10'10" x 7'10" (3.31 x 2.4)



Radiator. Opening to conservatory.

CONSERVATORY 8'2" x 10'10" (2.51 x 3.32)

Brick and UPVC double glazed construction. Double glazed door to rear garden. Two double panelled radiators.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Airing cupboard housing water tank.

BEDROOM ONE 12'11" x 12'7" (3.94 x 3.85)



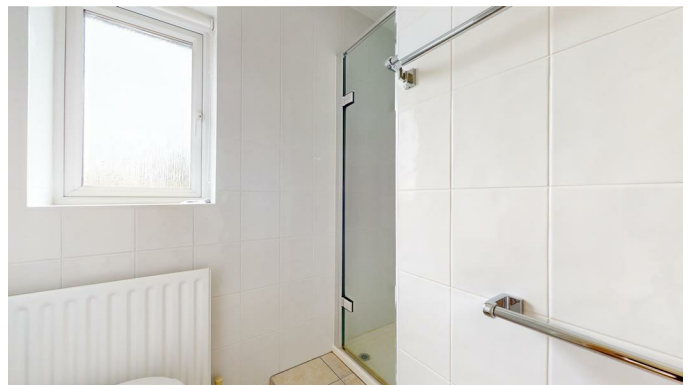
Double glazed window to front with lake side views. Radiator. Arch to dressing room.

DRESSING ROOM 10'7" x 4'9" (3.25 x 1.45)



Two double door built in wardrobes. Door to ensuite.

ENSUITE



Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Tiled walls. Frosted double glazed window to front. Tiled flooring. Radiator. Extractor.

BEDROOM TWO 11'5" x 9'7" (3.48 x 2.94)



Double glazed window to front with lake side views. Radiator.

BEDROOM THREE 10'8" x 9'10" (3.27 x 3.00)



Double glazed window to rear. Radiator.

BEDROOM FOUR 7'5" x 9'11" (2.27 x 3.04)

Double glazed window to rear. Radiator.

BEDROOM FIVE 7'6" x 7'4" (2.30 x 2.25)

Double glazed window to rear. Radiator.

BATHROOM



Four piece suite comprising, tiled shower cubicle, panelled bath, low level wc and wash hand basin. Tiled flooring and walls. Radiator. Frosted double glazed window to rear.

REAR GARDEN



Enclosed and secluded rear garden, laid mainly to lawn with patio area, brick and wooden fence surround. Outside tap. Gated side access. Service door to double garage.

FRONT GARDEN

Hardstanding driveway with parking for a number of vehicles. Lawned garden with hedge surround. Path to front door with storm porch over.

DETACHED DOUBLE GARAGE

Double electric up and over doors. Power and light.

FURZTON LAKE



Furzton Lake boasts scenic lakeside views, making it a popular choice for joggers, cyclists and walkers. The lake was created to act as a basin for floodwaters during rainy spells and has matured into a peaceful oasis for local residents and wildlife to enjoy.

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.

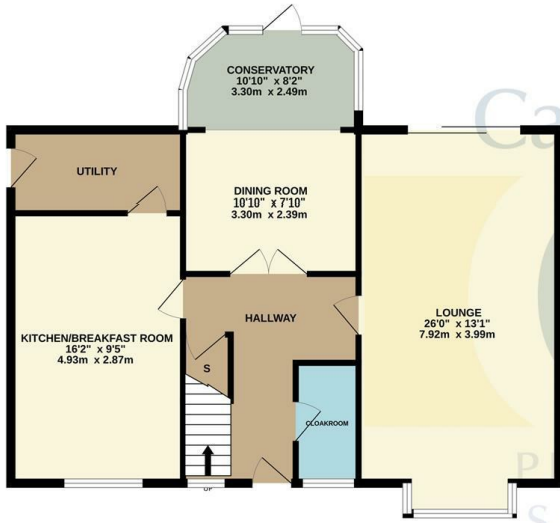
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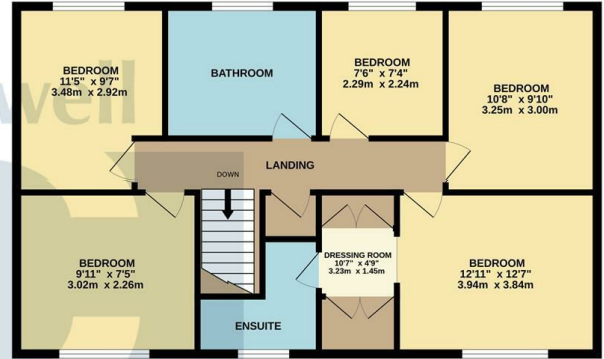
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Floor Plan

GROUND FLOOR

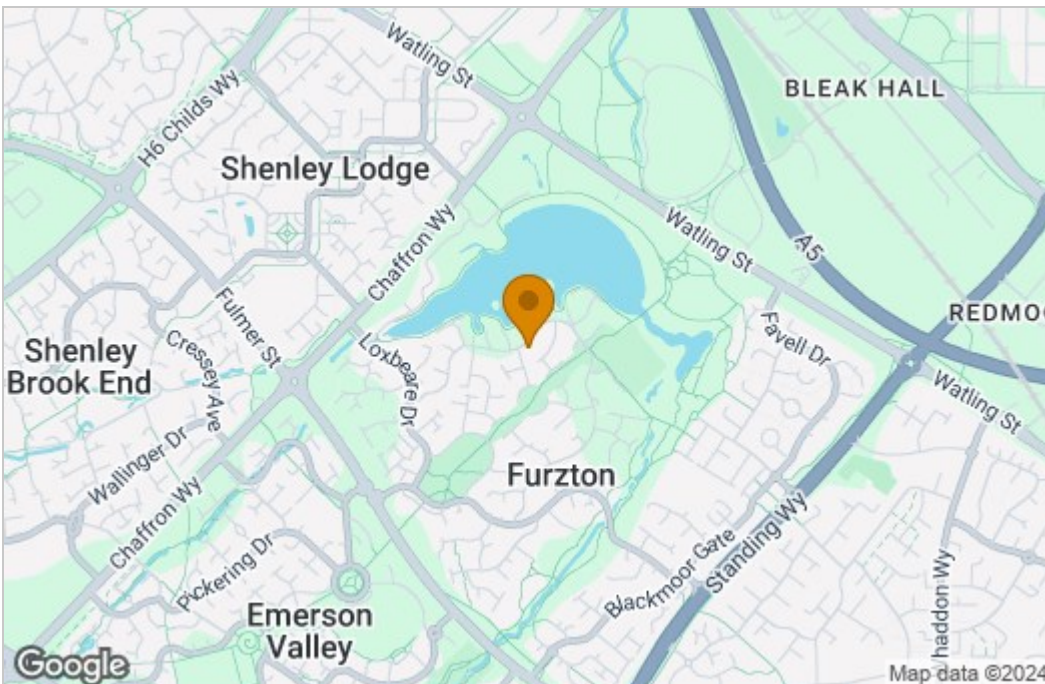


1ST FLOOR



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
Very energy efficient - lower running costs			
(92 plus)	A		
(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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