

# Cauldwell

PROPERTY SERVICES



## Lothian Close

Bletchley, Milton Keynes, MK3 7SH

£525,000



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## ENTRANCE HALL

Double glazed door with windows to front. Two radiators. Storage cupboard. Stairs to first floor landing. Door to living room.

## LIVING ROOM

13'5" x 18'6" (4.11 x 5.65)

Double glazed window to front. Two radiators. Electric fireplace. Television point. Wall lights. Telephone point. Door to family room.

## FAMILY ROOM

8'6" x 8'10" (2.60 x 2.71)

Double glazed French doors and windows to rear. Vertical radiator. Sliding door to kitchen.

## KITCHEN

13'9" x 7'1" (4.20 x 2.18)

Double glazed window to rear. Modern fitted range of wall and base units with wooden worksurfaces. Two electric ovens, grill and five ring hob. Stainless steel sink drainer. Space for American style fridge freezer. Plumbing for dishwasher. Extractor fan. Understairs larder style storage cupboard. Door to inner hallway.

## INNER HALL WAY

Doors to dining room, cloakroom and integral garage. Radiator.

## DINING ROOM

14'10" x 7'11" (4.54 x 2.43)

Double glazed French doors to rear. Radiator. Telephone point. Wall lights.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Radiator.

## BEDROOM ONE

13'8" x 12'1" (4.17 x 3.69)

Double glazed window to front. Radiator. Walk in wardrobe dressing room.

## DRESSING ROOM

9'1" x 4'3" (2.78 x 1.30)

Double glazed window to front. Radiator. Fitted wardrobes. Shelving storage units and drawers.

## ENSUITE

10'1" x 6'9" (3.08 x 2.08)

Double glazed obscure window to side. Four piece suite comprising double walk in shower cubicle with mains shower and rainfall head, spa bath with hand shower attachment and recess pipework, wash hand basin and close coupled wc. Heated towel rail

## BEDROOM TWO

11'2" x 11'1" (3.42 x 3.38)

Double glazed window to rear. Radiator. Airing cupboard. Walk in wardrobe.

## DRESSING AREA

8'2" x 5'6" (2.49 x 1.69)

Double glazed window to rear. Fitted wardrobes and shelving storage.

## ENSUITE CLOAKROOM

Three piece suite comprising close coupled wc and wash hand basin. Heated towel rail.

## BEDROOM THREE

14'6" x 7'7" (4.42 x 2.32)

Double glazed window to front. Fitted wardrobes. Radiator.

## BEDROOM FOUR

11'0" x 7'7" (3.37 x 2.32)

Double glazed window to rear. Radiator. Television point. Walk in wardrobe.

## BATHROOM

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

## FRONT GARDEN

Block paved driveway parking for three cars side by side.

## INTEGRAL GARAGE

17'8" x 8'3" (5.40 x 2.52)

Up and over door to front. Power and light. Wall mounted central heating boiler. Plumbing for washing machine.

## REAR GARDEN

Full width decking area with feature stone retaining walls. Laid to lawn with mature flower beds and borders. Garden shed. Two pergola seating areas. Gated access to front.

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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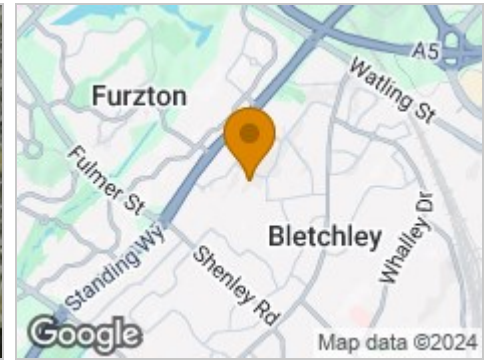
## Road Map



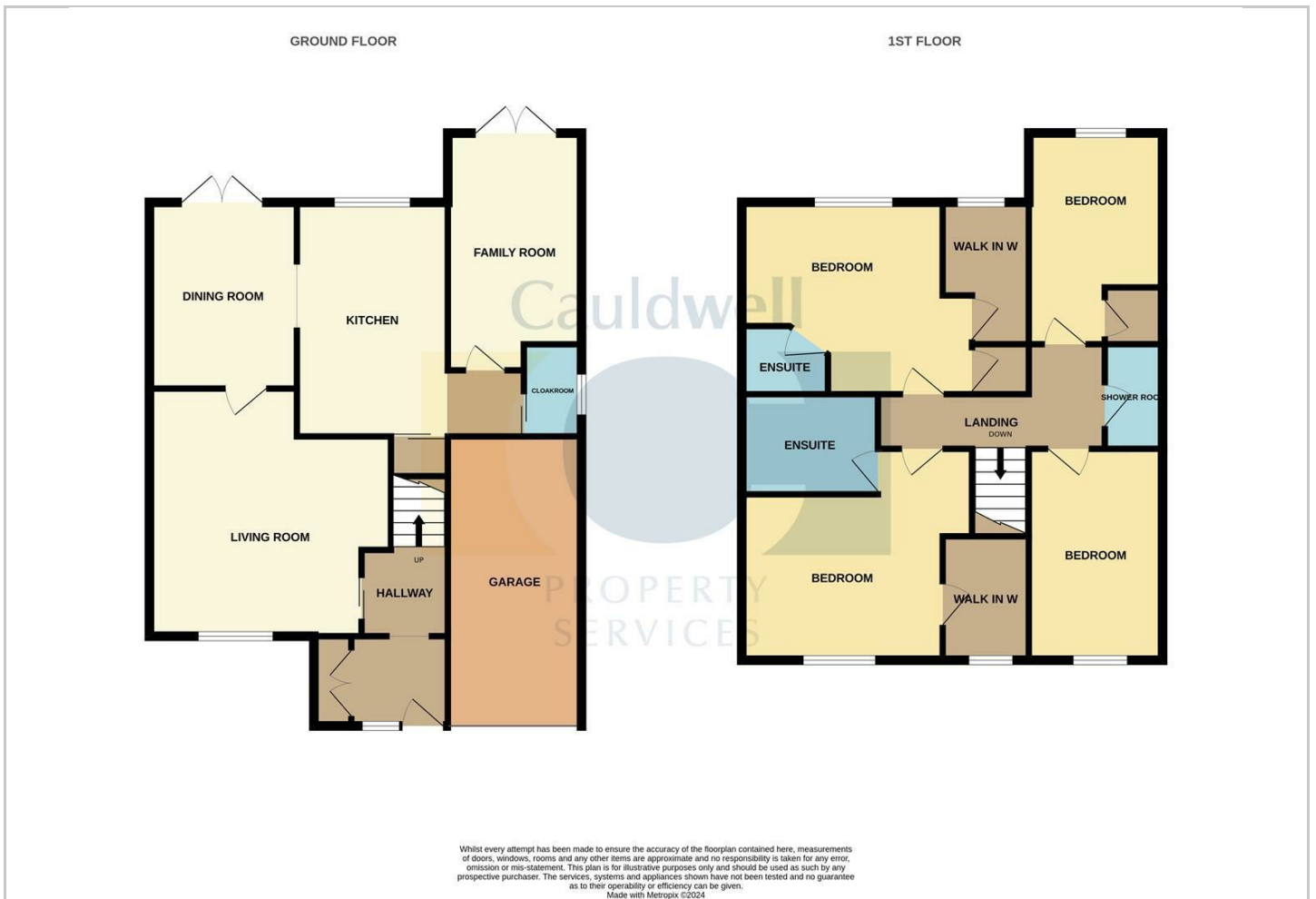
## Hybrid Map



## Terrain Map



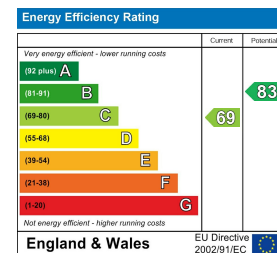
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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