

Cauldwell

PROPERTY SERVICES



80 Lincslade Grove

Loughton, Milton Keynes, MK5 8BL

£750,000



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ENTRANCE HALL

Double glazed window and door to front. Radiator. Central staircase leading to first floor landing with under stairs storage cupboard.

LIVING ROOM

20'8" x 11'8" (6.32 x 3.56)

Double glazed bay window to front Double glazed door and windows to rear Open fireplace. Two radiators. Television point Telephone point. Internal French doors to dining room.

DINING ROOM

10'3" x 7'1" (3.13 x 2.18)

Double glazed bay window to rear. Internal French doors to living room. Radiator.

OFFICE

11'9" x 9'2" max into bay (3.59 x 2.81 max into bay)

Double glazed bay window to front. Double glazed bay window to front. Radiator Telephone point.

KITCHEN/DINER

16'4",62'4" x 9'8" (5.,19 x 2.95)

Double glazed windows to side and rear. Fitted range of wall and base units with worksurfaces. Electric oven, gas hob and extractor hood. Integral dishwasher. One and half bowl sink drainer with mixer tap. Space for fridge freezer. Breakfast bar. Radiator. Door to utility room.

UTILITY ROOM

9'3" x 5'0" (2.83 x 1.53)

Double glazed window to side. Double glazed door to rear. Wall mounted central heating boiler. Base units with worksurfaces. Sink drainer unit. Plumbing for washing machine. Radiator. Small access loft hatch.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin Radiator.

FIRST FLOOR LANDING

Radiator. Access to loft space. Airing cupboard.

BEDROOM ONE

11'7" x 13'1" (3.55 x 3.99)

Double glazed window to front. Radiator. Two sets of built in double wardrobes.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc with recess cistern in vanity surround. Electric shaver point. Radiator. Extractor fan.

BEDROOM TWO

11'10" x 11'7" max into bay (3.62 x 3.55 max into bay)

Double glazed bay window to front. Radiator. Two built in wardrobes. Door to ensuite

ENSUITE

Double glazed obscure window to front. Three piece suite comprising shower cubicle with mains shower, wash hand basin and low level wc with recess cistern in vanity surround. Electric shaver point. Extractor fan. Radiator.

BEDROOM THREE

10'0" x 9'6" (3.07 x 2.92)

Double glazed window to rear. Radiator. Built in double wardrobe.

BEDROOM FOUR

9'6" x 8'7" (2.91 x 2.64)

Double glazed window to rear. Built in wardrobe.

BATHROOM

Double glazed obscure window to rear. Four piece suite comprising shower cubicle with mains shower, bath, close couple wc and wash hand basin in vanity surround. Radiator.

FRONT GARDEN

Block paved driveway parking for three cars side by side. Small garden area.

DETACHED DOUBLE GARAGE

Two up and over doors to front. Personal door to rear garden.

REAR GARDEN

Mainly laid to lawn with patio area. Flower beds and borders. Gated access to front. Personal door to garage Outside tap.

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

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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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Road Map



Hybrid Map



Terrain Map



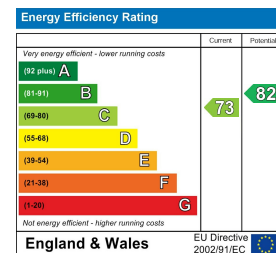
Floor Plan



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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