Cauldwell
PROPERTY SERVICES

# 18 Pipard, Milton Keynes, MK14 5DE

## £289,995

This spacious FOUR-BEDROOM home offers versatile family living, situated in the desirable area of Great Linford, Milton Keynes. Upon entering, you are welcomed by an entrance porch leading to a convenient downstairs cloakroom. The well-appointed kitchen/dining room provides ample space for family meals, while the hallway leads to a bright and airy living room and a separate lobby area.

Upstairs, the first-floor landing gives access to four generously sized bedrooms, perfect for a growing family, along with a modern family bathroom. Externally, the property benefits from a driveway to the front, providing off-street parking, enclosed front and rear gardens, offering both privacy and outdoor space to enjoy. This home is ideal for families looking for comfort and convenience location. Energy rating tbc. Council tax band C.

Situated to the North East of Milton Keynes Great Linford was one of the first villages incorporated into the new town, although area has changed through the years, the historic core of the old village with its High Street and Manor Park has retained some of its old flavour and character. There are many open spaces including an orchard, playgrounds, playing fields and pavilion; the Grand Union Canal also runs at the edge of the development. The local amenities include two convenience shops, fish and chip shop, book shop and coffee shop. Great Linford Primary school is situated on the estate and is currently rated good by Ofsted.

## ENTRANCE
Entrance through front door into entrance hall. Door to kitchen dining room. Door to downstairs cloakroom. Double glazed window to the side. Frosted double glazed door to the front. Tiled floor.

## CLOAKROOM
Two piece suite. Low level wc, wash hand basin, splash back tile. tiled floor. Extractor. Radiator.

## KITCHEN / DINING ROOM 14'9" x 17'11" (4.51 x 5.48)
L shaped. Maximum measurements. Kitchen fitted with a range of wall and base units. Work surfaces incorporating one and a half ceramic sink and drainer with mixer tap. Built in oven, four ring gas hob. Plumbing for washing machine, space for tumble dryer, space for American style fridge freezer. Tiled floor, splash back tiles. Double glazed window to the front. Radiator. Door to hallway.

## HALLWAY
Under stair storage cupboard. Stairs to the first floor. Radiator. Double door cupboard. Door to living room.

## LIVING ROOM 14'9" x 14'4" (4.52 x 4.37)
Maximum measurements L shaped room. Double lazed window to the rear. Two radiators. Door to lobby.

## LOBBY
Double glazed door to rear garden.

## FIRST FLOOR LANDING
Doors to all rooms. Double glazed skylight to the front. Airing cupboard.

## BEDROOM ONE 12'5" x 8'6" (3.80 x 2.60)
Two double glazed windows to the rear. Radiator.

## BEDROOM TWO 12'5" x 8'6" (3.81 x 2.60)
Double glazed window to the front. Radiator.

## BEDROOM THREE 10'7" x 5'10" (3.23 x 1.80)
Double glazed window to the front. Radiator.

## BEDROOM FOUR 10'7" x 5'11" (3.24 x 1.82 )
Double glazed window to the rear. Radiator.

## FAMILY BATHROOM
Three piece suite. Panelled bath, low level wc, wash hand basin. Part tiled walls. Extractor. Loft access. Radiator.

## REAR GARDEN
Enclosed rear garden laid mainly to artificial lawn. Decking area. Patio area. Wooden fence panel surround. Gated rear access.

## FRONT
Enclosed front garden laid mainly to stone. mixture of brink wall and wooden fence panel surround. Gated front access. Driveway.

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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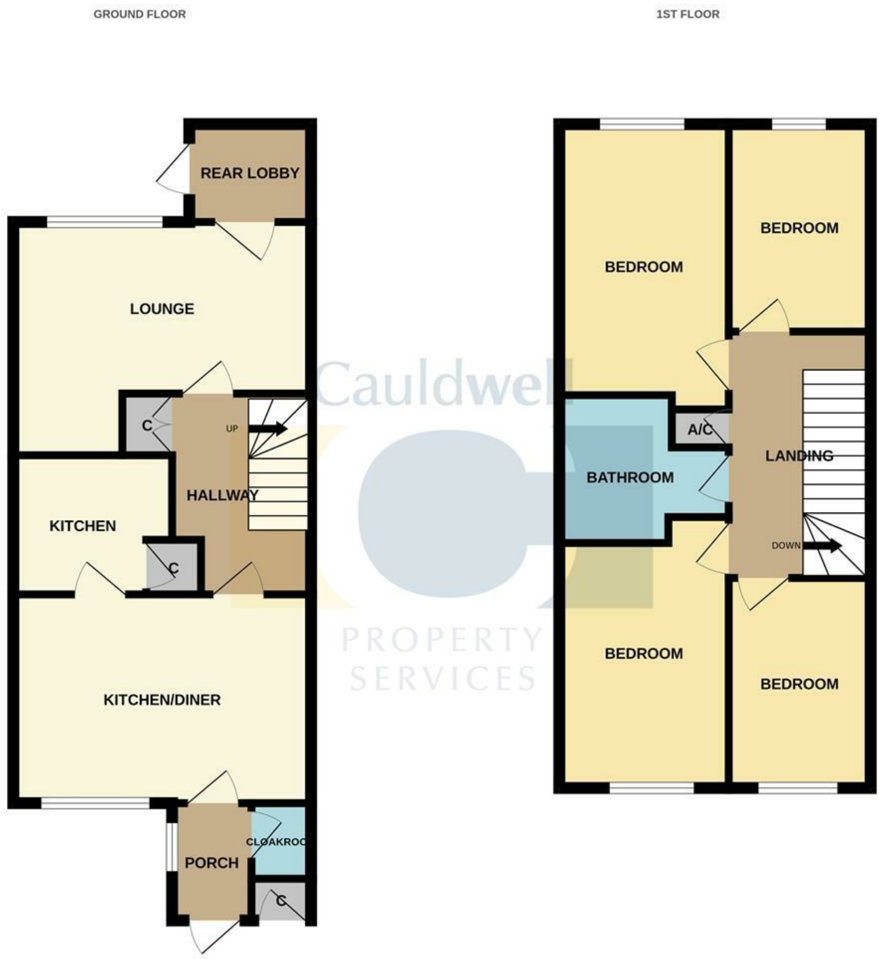
## Floor Plan




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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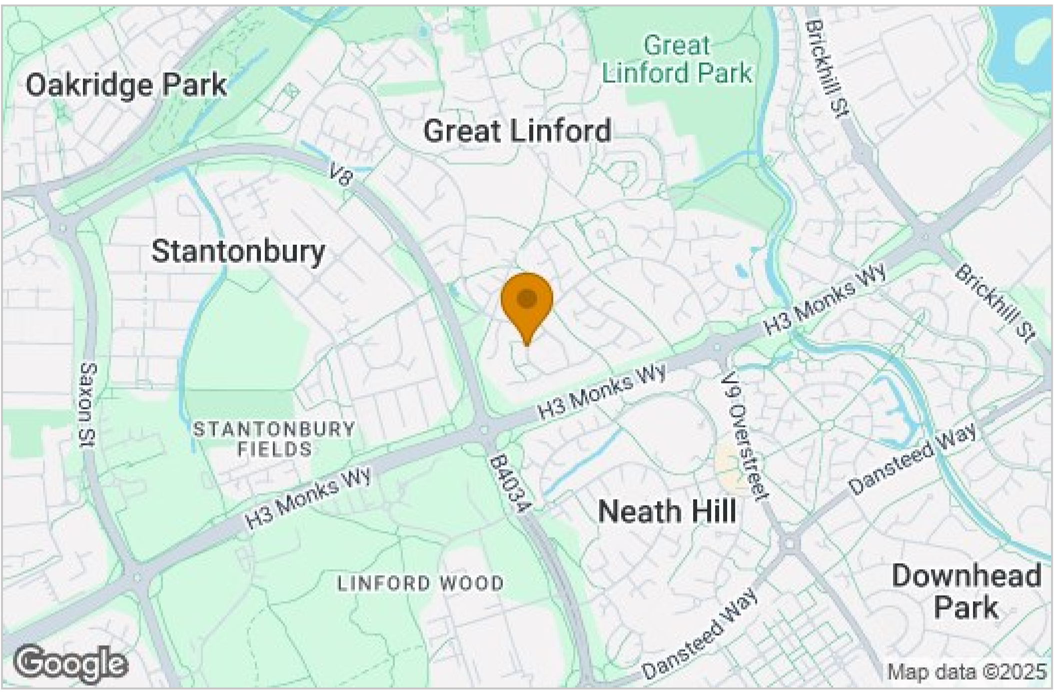
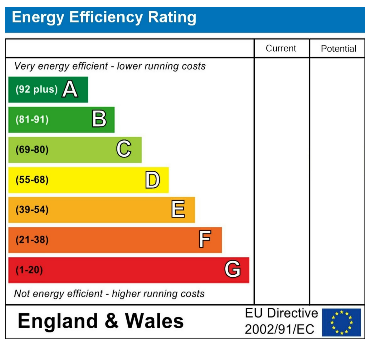
## Area Map




## Energy Efficiency Graph

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