



# Cauldwell

PROPERTY SERVICES



## 1 Lintlaw Place

Bletchley, Milton Keynes, MK3 6PZ

£475,000





# 1 Lintlaw Place

Bletchley, Milton Keynes, MK3 6PZ

£475,000



## ENTRANCE PORCH

Double glazed window and door to front. Door to entrance hall. Storage cupboard.

## ENTRANCE HALL

Stairs to first floor landing.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin.

## LIVING ROOM

15'10" x 11'11" (4.83 x 3.64)

Double glazed patio doors to rear. Heat vent. Feature fireplace. Television point. French doors to dining room.

## DINING ROOM

13'1" x 9'6" (3.99 x 2.92)

Double glazed window to rear. Heat vent.

## KITCHEN

12'2" x 8'0" (3.72 x 2.46)

Double glazed box bay window to front. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit. Gas cooker point. Space for fridge. Plumbing for washing machine. Double glazed door to side. Door to dining room. Cupboard housing warm air heating boiler.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Airing cupboard.

## BEDROOM ONE

14'0" x 8'4" (4.28 x 2.56)

Double glazed window to rear. Warm air vent. Ceiling fan. Built in wardrobe.

## BEDROOM TWO

12'10" x 8'4" (3.92 x 2.55)

Double glazed window to rear. Warm air vent. Built in wardrobe.

## BEDROOM THREE

9'4" x 7'8" (2.87 x 2.36)

Double glazed window to front. Warm air heating bent.

## BEDROOM FOUR

10'6" x 9'5" max (3.22 x 2.88 max)

Double glazed window to front. Warm air heating vent.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with electric shower, close coupled wc and wash hand basin. Warm air vent.

## FRONT GARDEN

Small lawned garden area with hedge borders and double gates to driveway.

## DRIVEWAY AND GARAGE

Two car driveway along side of house behind double gates leading to garage. Up and over door to front. Personal door to rear garden.

## REAR GARDEN

Corner plot with additional space to side of house. Mainly laid to section lawn areas with mature plants and trees. Green house. Timber storage shed.

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.

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.

**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**

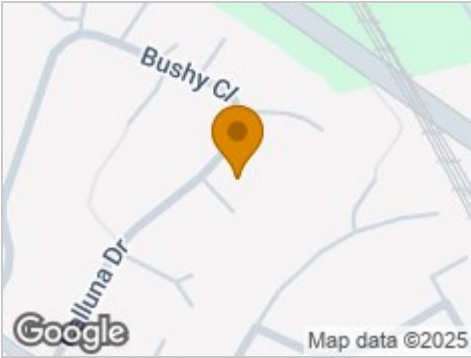
IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them





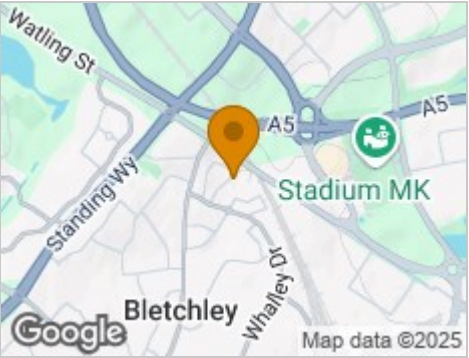
Road Map



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.