



# Cauldwell

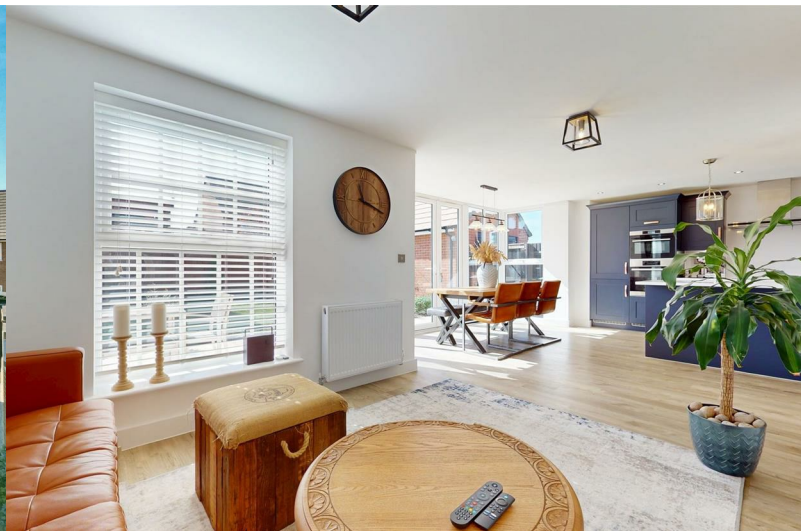
PROPERTY SERVICES



## 17 Newcome Street

, Hanslope, MK19 7FY

Offers In The Region Of £650,000





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### ENTRANCE HALL

Composite door and double glazed window to front. Radiator. Stairs to first floor with understairs storage cupboard with internet point. Amtico flooring.

### LIVING ROOM

15'1" x 10'11" (4.62 x 3.34)

Double glazed window to front with fitted blinds. Television point. LED lighting. Two radiators. Edwardian style panelled walls.

### STUDY

8'7" x 6'8" (2.64 x 2.05)

Double glazed window to front with fitted blinds. Radiator. Fitted desk. Part panelled walls. Amtico flooring.

### CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Amtico flooring.

### KITCHEN/DINING/FAMILY ROOM

26'10" x 16'5" max (8.18 x 5.02 max)

Full height bay window to rear. Double glazed windows to three sides and double glazed French doors to rear. Further window to rear with blinds. Two radiators. Television point. LED lighting. Amtico flooring.

### KITCHEN AREA

Fitted with a range of wall and base units with Quartz worksurfaces. Quartz breakfast bar area. One and half bowl sink drainer unit with Insinkerator boiling water feature and filter. Fitted electric oven, microwave, five ring induction hob and extractor hood. Integral dishwasher and fridge freezer. Door to utility room.

### UTILITY ROOM

Fitted wall and base units with Quartz worksurfaces. Plumbing for washing machine. Radiator. Double glazed door to side. Extractor fan. Amtico flooring.

### FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space with loft ladder and power. Airing cupboard housing Megaflo hot water system.

### MASTER BEDROOM

9'6" x 11'2" (2.91 x 3.41)

Double glazed window to front with fitted blinds. Radiator. Television point. Panelled walls. Opening to dressing room.

### DRESSING ROOM

Double glazed window to front with fitted blind. Two double and one single wardrobe with hanging rails, shelving and fitted drawers. LED lighting.

### ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, close coupled wc and wash hand basin. Electric shaver point. Extractor fan. LED lighting. Radiator. Wall mounted cabinet. Tiled flooring.

### BEDROOM TWO

13'6" x 8'8" (4.12 x 2.65)

Double glazed window to rear aspect with fitted blind. Radiator. Television point. Fitted wardrobes.

### BEDROOM THREE

9'1" x 11'3" max (2.79 x 3.43 max)

Double glazed window to front with fitted blinds. Radiator. Panelled walls. Fitted wardrobes. Additional over stairs storage cupboard.

### BEDROOM FOUR

10'3" x 9'2" (3.14 x 2.80)

Double glazed window to rear with fitted blinds. Radiator.

### BATHROOM

8'4" x 6'11" (2.55 x 2.13)

Double glazed obscure window to rear. Four piece suite

comprising shower cubicle with mains shower, bath with mixer tap and hand shower attachment, wash hand basin and close coupled wc. LED lighting. Radiator. Extractor fan. Tiled flooring.

### FRONT GARDEN

Two lawned areas with flower beds and small tree. Garden lighting. Wall lights.

### OUTSIDE - SIDE

Hardstanding driveway parking for four cars leading to garage. EV charging point . Gated access to garden.

### GARAGE

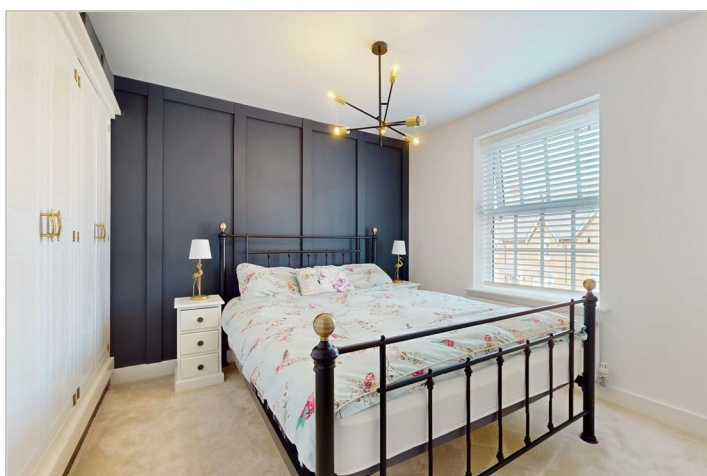
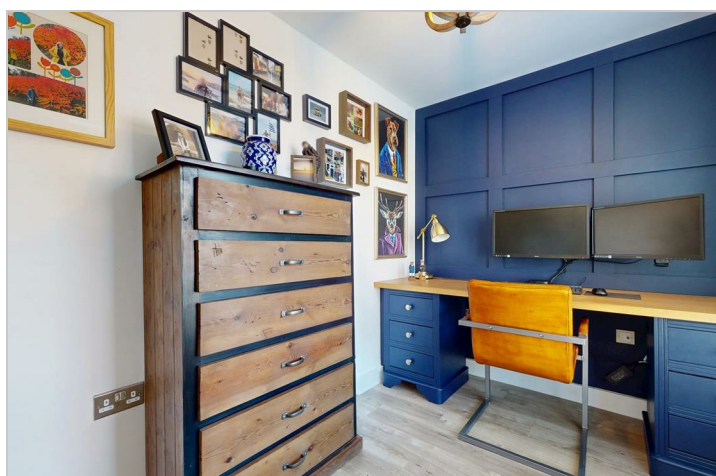
Up and over door. Security light.

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



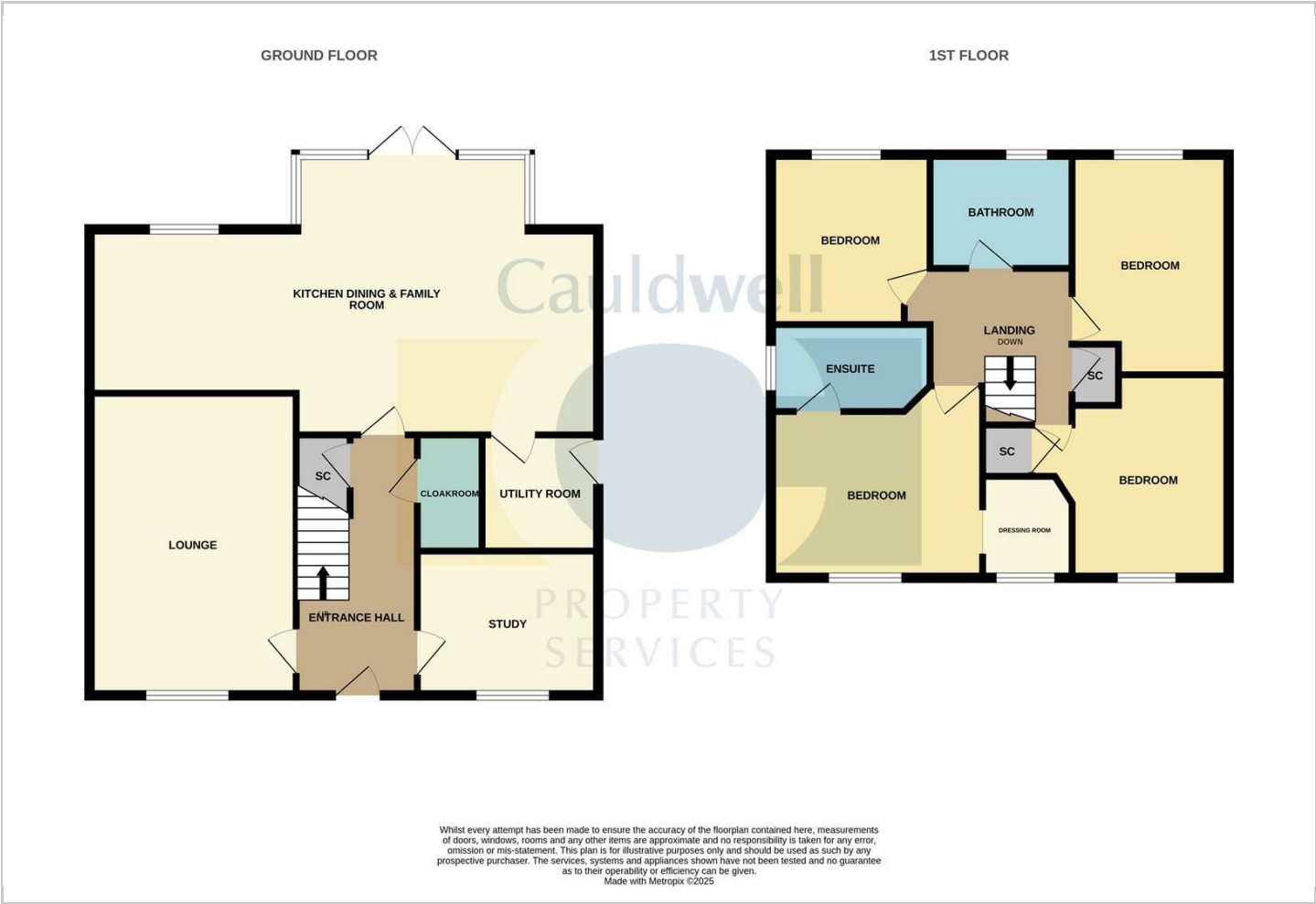
Hybrid Map



Terrain Map



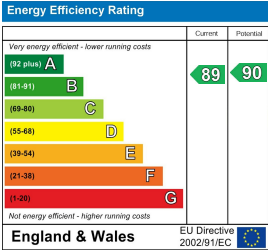
Floor Plan



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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