



Cauldwell

PROPERTY SERVICES



27 Bowling Leys, Milton Keynes, MK10 9BD

Offers Over £700,000

Cauldwell are delighted to offer for sale a modern four-bedroom detached family home, tucked away in a quiet cul-de-sac within the highly sought-after area of Middleton.

The ground floor offers well-balanced accommodation, including an entrance hall, a bright sitting room, a separate dining room, and a spacious kitchen/breakfast room — ideal for family living. There is also a versatile family room/home office, a utility and a convenient cloakroom.

Upstairs, the principal bedroom benefits from its own refitted en-suite shower room, complemented by three further good-sized bedrooms and a refitted family shower room.

Externally, the property boasts both front and rear gardens, together with a part converted double garage and off-road parking for several vehicles.

This stunning home is likely to generate lots of interest, so early internal viewing is highly recommended.

Middleton Location

ENTRANCE HALL

Entrance door. Stairs to first floor. Understairs storage cupboard. Coving to skimmed ceiling. Radiator. Double door to dining room, kitchen/breakfast room and living room.

KITCHEN/BREAKFAST ROOM 24'6" x 8'6" (7.49 x 2.60)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer. Built in double oven. four ring hob and extractor hood. Plumbing for dishwasher. Space for American style fridge freezer. Double glazed window to rear and double glazed bay window to front. Skimmed ceiling. Radiator. Opening to utility room.

UTILITY ROOM

Fitted with wall and base units with Butler style sink. Wooden worksurface. Splash back tiling. Double glazed door to rear and double glazed window to side. Door to cloakroom. Space for tumble dryer and plumbing for washing machine.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to front.

LIVING ROOM 16'9" x 10'11" (5.11 x 3.35)

Double glazed window to rear, double glazed French doors to rear. Two double panelled radiators. Coving to skimmed ceiling. Double internal doors to dining room.

DINING ROOM 12'10" x 9'1" (3.92 x 2.78)

Coving to skimmed ceiling. Double glazed bay window to front. Door to family room.

FAMILY ROOM 8'11" x 16'6" (2.72 x 5.05)

Part garage conversion
Double glazed window to rear. Two radiators. Skimmed ceiling.

FIRST FLOOR GALLERIED LANDING

Doors to upstairs rooms. Loft access. Radiator. Double glazed window to front. Storage cupboard.

BEDROOM ONE 12'5" x 11'3" (3.81 x 3.43)

Six door fitted wardrobe. Double glazed window to rear aspect. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to rear. Shaver point. Extractor. Skimmed ceiling Inset lighting.

BEDROOM TWO 9'2" x 11'3" (2.80 x 3.45)

Double glazed window to front. Radiator.

BEDROOM THREE 8'7" x 8'3" (2.64 x 2.54)

Double glazed window to front. Radiator.

BEDROOM FOUR 9'11" x 7'6" (3.04 x 2.30)

Double glazed window to rear. Radiator. Skimmed ceiling.

SHOWER ROOM

Three piece suite comprising walk in shower, low level wc and wash hand basin., Heated towel rail. Part tiled walls. Tiled flooring Shaver point. Extractor. Skimmed ceiling. Inset lighting.

REAR GARDEN

Enclosed rear garden, laid mainly to lawn with wooden fence surround and patio area. Outside tap and lighting. Side access. Service door to garage.

GARAGE

Up and over door Power and light.

FRONT GARDEN

Laid to lawn with path to front door with storm porch over. Double width block paved driveway leading to garage.

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.

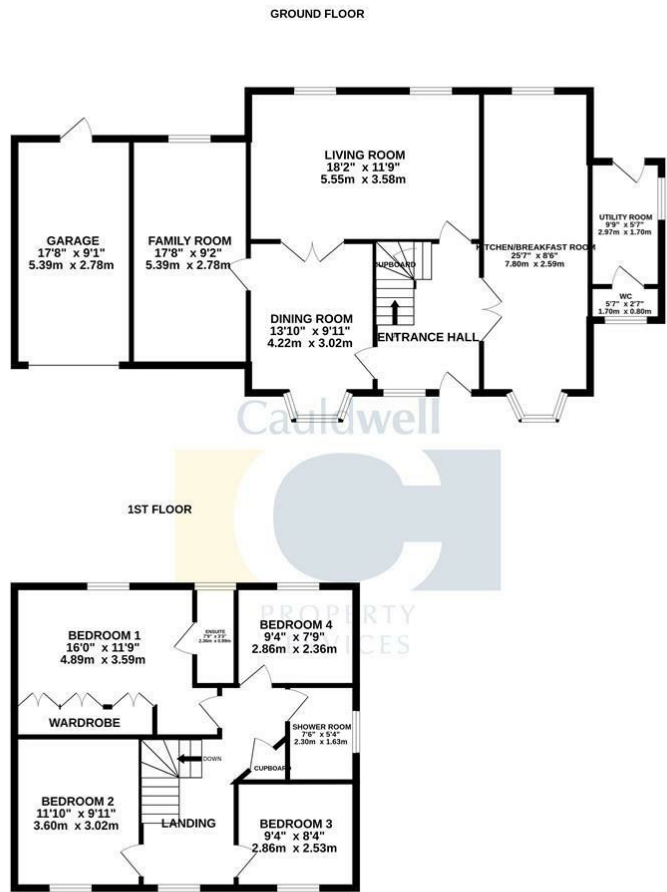
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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

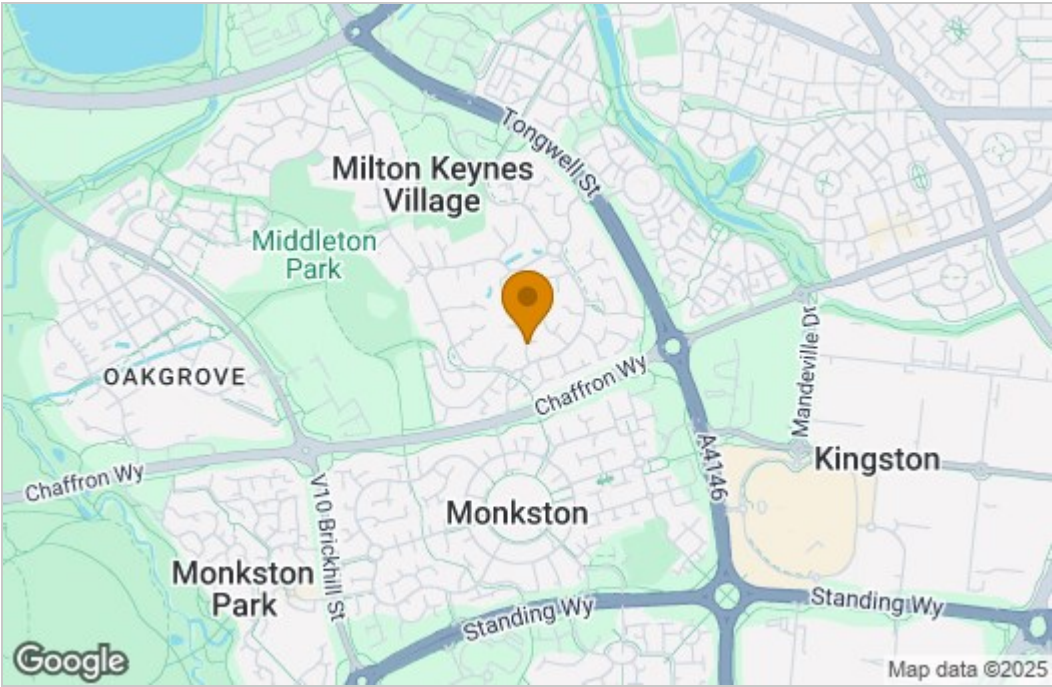
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

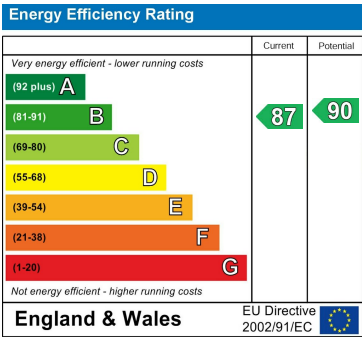


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025

Area Map



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.