



27 Bowling Leys, Milton Keynes, MK10 9BD

£679,995

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 skinned 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. Skinned 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 skinned ceiling. Double internal doors to dining room.

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

Coving to skinned 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. Skinned 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. Skinned 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. Skinned 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. Skinned 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**
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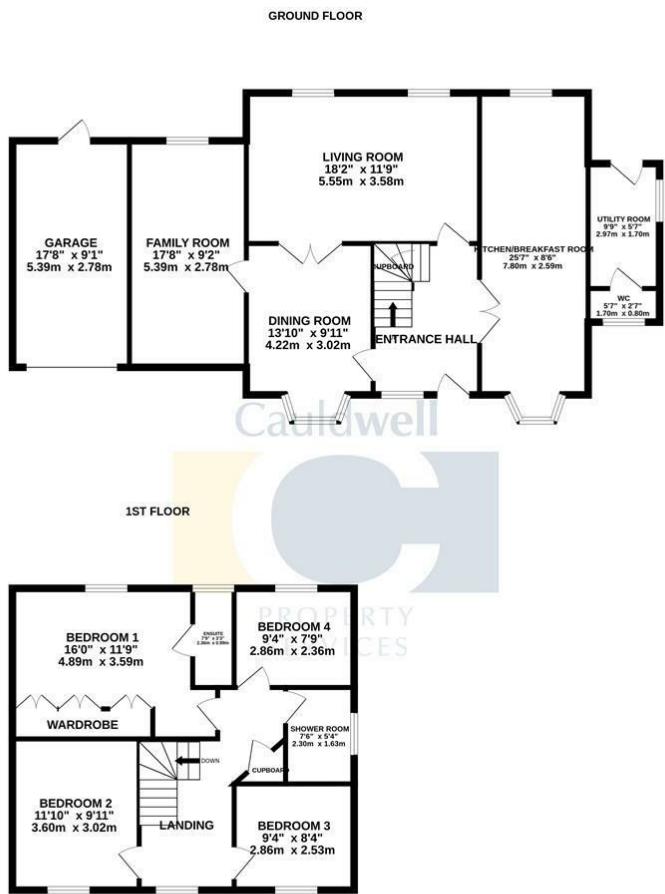
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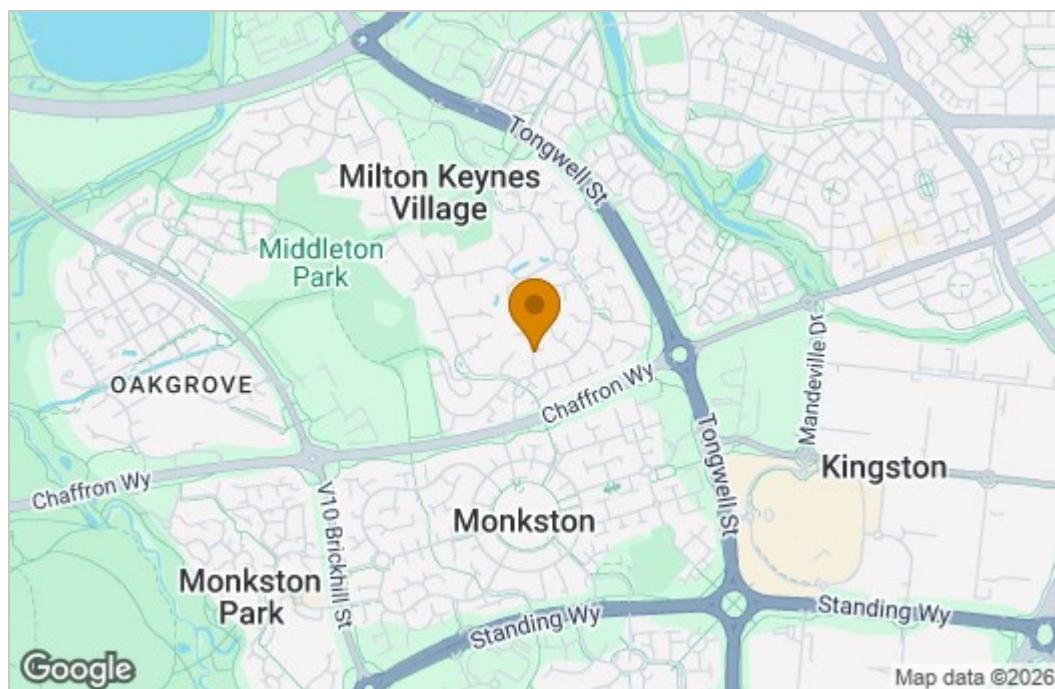
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Floor Plan



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 equipment 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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