



Cauldwell

PROPERTY SERVICES



13 Hamilton Lane

Bletchley, Milton Keynes, MK3 5LU

Offers Over £675,000



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ENTRANCE PORCH

8'4" x 7'11" (2.55 x 2.43)

Double glazed composite door to front. Double glazed window to side. Tiled flooring. Radiator. Double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing. Understairs storage cupboard. Radiator. French doors to kitchen/dining/family room.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in worktop with vanity unit. Heated towel rail. LED lighting. Port hole window to front.

KITCHEN/DINING/FAMILY ROOM

23'1" x 18'5" max (7.06 x 5.63 max)

'L' shaped

Two double glazed windows to front. Fitted with a range of wall and base units with worksurfaces and breakfast bar. Sink unit and mixer tap with filtered water tap and integrated water softener. Double electric oven with combination microwave, induction hob and recess extractor fan. LED lighting. Built in dishwasher, fridge and freezer. Further sink drainer and mixer. Heated towel rail. Tiled flooring. Glass panelled door to utility room. Arch to living room. Under floor heating

UTILITY ROOM

9'7" x 10'2" max (2.93 x 3.10 max)

Double glazed door to side and double glazed window to front. Fitted wall units. Central heating boiler. Worksurface. Plumbing for washing machine. Space for tumble dryer. Double sink with mixer tap. Heated towel rail. Extractor fan. Tiled flooring.

LIVING ROOM

17'4" x 16'5" (5.29 x 5.02)

Double glazed window to rear. Double glazed doors to rear and side. Four electric sky light windows with fitted blinds. Vaulted ceiling with ceiling fan. LED lighting. Television point. Wood burning stove. Underfloor heating to tiled flooring.

BEDROOM FIVE

16'5" x 9'4" (5.02 x 2.87)

Double glazed window to rear. Radiator Built in wardrobes. Door to ensuite.

ENSUITE

7'8" x 6'5" (2.34 x 1.98)

Three piece suite comprising walk in shower cubicle with mains

shower, wash hand basin in vanity unit and close coupled wc. Heated towel rail. Extractor fan. Shaver point LED lighting. Tiled flooring

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Airing cupboard. Access to boarded loft space.

BEDROOM ONE

12'5" x 11'6" into bay (3.80 x 3.51 into bay)

Walk through walk in wardrobe area with four sets of built in double wardrobes leading to bedroom area. Double glazed bay to front. Radiator. Arch to wardrobe area. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Double shower cubicle with mains shower, wash hand basin set into worksurface with vanity below and close coupled wc. Heated towel rail. Extractor fan. Dressing table with lit mirror. Extractor fan.

BEDROOM TWO

9'7" x 7'6" (2.94 x 2.30)

Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to front. Shower cubicle with spa shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls.

BEDROOM THREE

9'10" x 9'1" (3.02 x 2.79)

Double glazed window to rear. Radiator.

BEDROOM FOUR

8'11" x 6'8" (2.74 x 2.05)

Double glazed window to rear. Radiator

BATHROOM

Two double glazed windows to front. Three piece suite comprising bath with shower attachment, double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Part tiled walls. Shelf storage.

FRONT GARDEN

Block paved driveway parking. Gated access to rear. Further area laid to stone with fence border and gated access.

GARAGE

Roller door to front. Part converted.

Tel: 01908 304480

REAR GARDEN

Mainly laid to sandstone patio. Raised flower beds with sleeper borders and inset lighting. Artificial lawn. Brick built barbeque with covered side storage area. Outside tap. Awning.

OUTBUILDING - BAR

12'5" x 10'1" max (3.80 x 3.09 max)

Bi folding doors to front with inset blinds. Timber bar with sink and plumbing. Tiled flooring. Wood burning stove. LED lighting. Double doors to store room.

STORE ROOM

13'11" x 10'11" (4.25 x 3.34)

Double glazed window to front. LED lighting.

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.

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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.



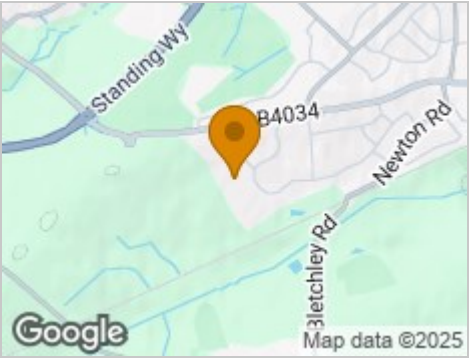
Road Map



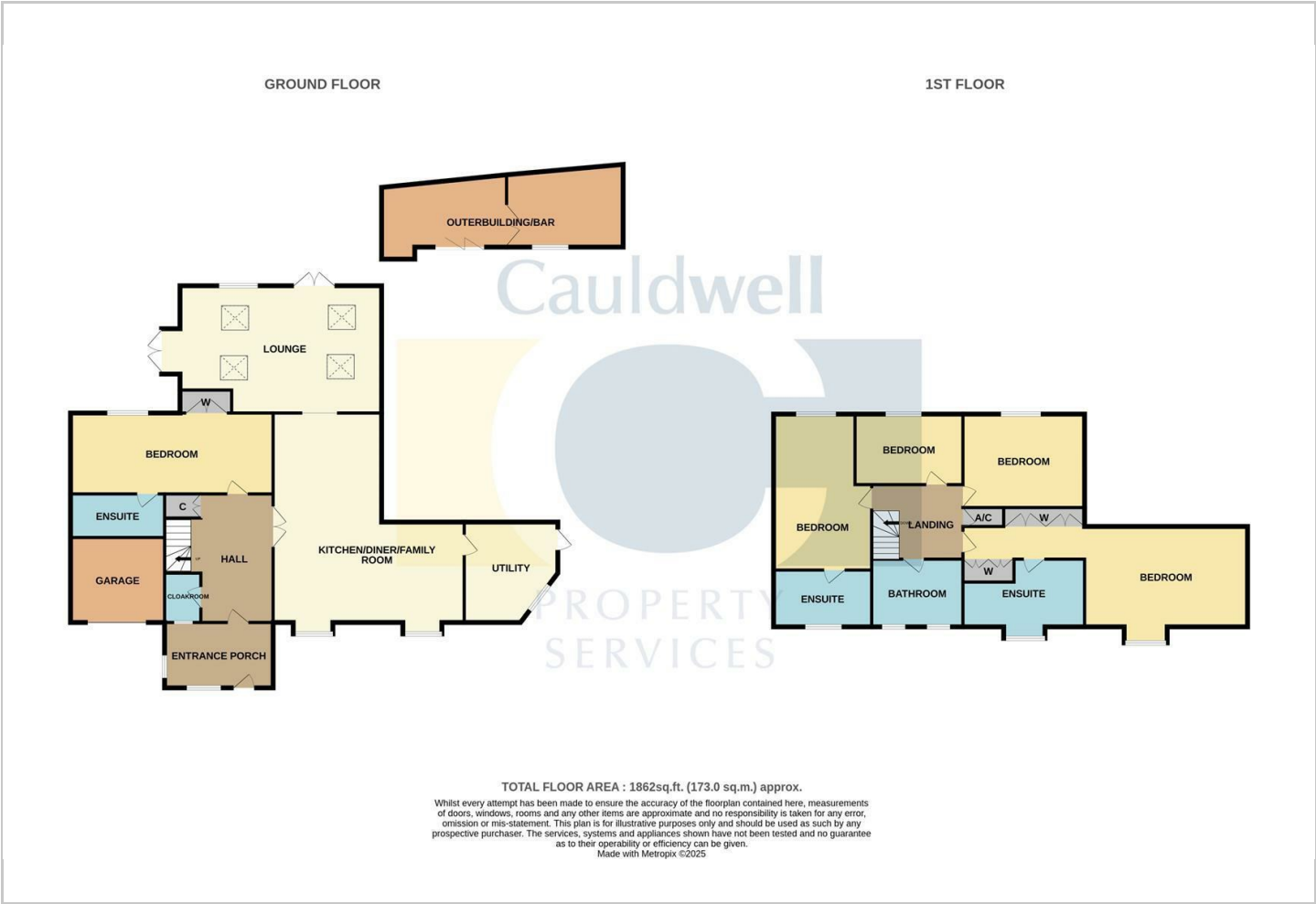
Hybrid Map



Terrain Map



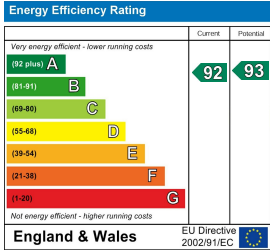
Floor Plan



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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