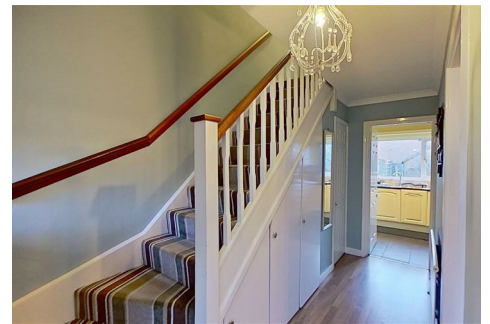




# Cauldwell

PROPERTY SERVICES



## 19 Stainton Drive, Milton Keynes, MK13 7QW

**£375,000**

CAULDWELL are appointed as sole agents of this detached family home, offered to the market with no onward chain and situated less than two and a half miles drive to central MK train station and shopping centre. The property also benefits from a utility area off the kitchen, separate dining room with patio door to rear garden, lounge, three first floor bedrooms, ground floor wc and a family bathroom. Outside there is a garage, and gardens to front and rear. Council tax band D. Energy rating C.

Heelands is conveniently located within close proximity to Central Milton Keynes shopping centre, and offering easy access to the mainline railway station and the A5. Along with all of it's amenities in the centre of Milton Keynes, you will find the Theatre district and the beautiful Campbell Park.

## ENTRANCE



Entrance through front door into entrance hall. Porch has frosted double glazed window to the front and side. Under stair storage cupboard. Stairs to the first floor. Door to kitchen, door to living room and door to downstairs cloakroom. Radiator.

## CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap and cupboard surround. Frosted double glazed window to the side.

## KITCHEN 8'5" x 17'6" (2.58 x 5.34)



Widening to 2.93m. Kitchen fitted with a range of wall and base units. Roll top work surfaces incorporating a sink and drainer with mixer tap. Built in oven, built in microwave, four ring gas hob and extractor. Space for fridge freezer, plumbing for washing machine, tumble dryer and dishwasher. Splash back tiles. Double glazed window to the rear, double glazed door to the rear. Door to garage. Tiled floor. Radiator.

## LIVING ROOM 12'7" x 12'6" (3.85 x 3.82)



Box bay double glazed window to the front. Fireplace and surround. Archway through to dining room.

## DINING ROOM 8'5" x 9'10" (2.57 x 3.01)



Sliding double glazed doors to the rear. Radiator.

## FIRST FLOOR LANDING

Doors to all rooms. Airing cupboard housing water tank. frosted double glazed window to the side. Loft access.

## BEDROOM ONE 8'8" x 12'11" (2.65 x 3.94)



Double glazed window to the front. Radiator.

## BEDROOM TWO 8'3" x 12'6" (2.54 x 3.83)



Double glazed window to the rear. Radiator.

## BEDROOM THREE 9'6" x 6'11" (2.90 x 2.13)

Double glazed window to the front. Radiator. Built in cupboard.

## **FAMILY BATHROOM**



Three piece suite. panelled bath with shower attachment over. Low level wc, wash hand basin. Tiled floor. Radiator. Frosted double glazed window.

## **REAR GARDEN**



Enclosed and secluded rear garden laid mainly to lawn. Large patio area. Mixture of brick wall and wooden fence panel surround. Outside lighting and outside tap. Gated side access. Shed with power.

## **FRONT**

Front garden laid to lawn with hedgerow surround. Driveway leading to single garage which has up and over door and power and light.

## **COUNCIL TAX BAND**

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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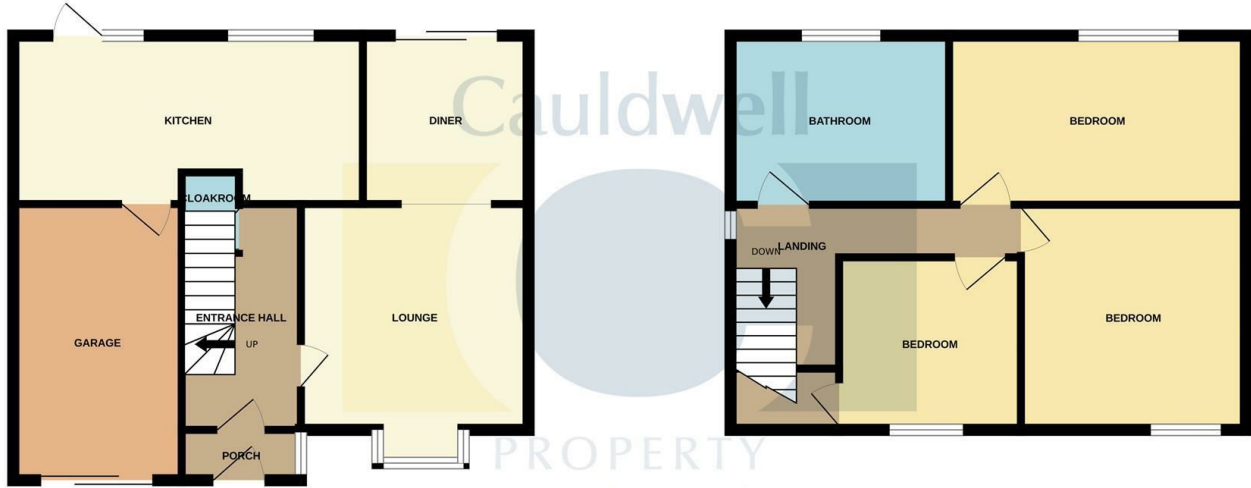
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# Floor Plan

GROUND FLOOR

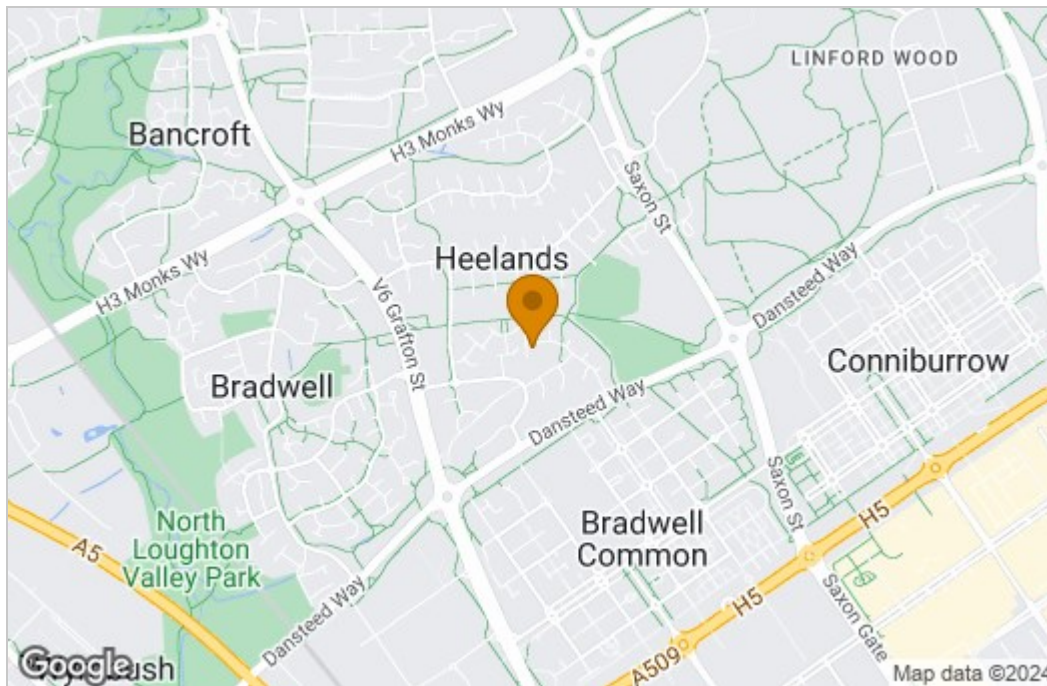
1ST FLOOR



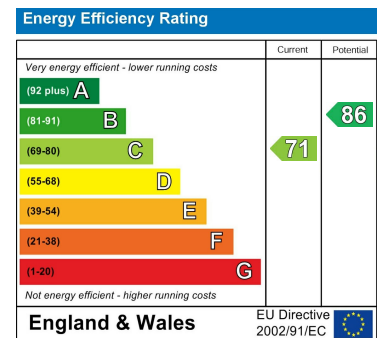
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



# Energy Efficiency Graph



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