



43 Lumber Lane, Paulerspury

£985,000

NICOLA LANGFORD

exp[®] UK

@ nicola.langford@exp.uk.com

nicolalangford.exp.uk.com

📞 07396 394 255

43 Lumber Lane, Paulerspury

A beautifully designed five-bedroom detached family home, built in 2013 with local stone and slate, enjoying far-reaching countryside views.

This spacious and well-appointed home features a stunning open-plan kitchen/dining/family room opening onto a level, south-westerly facing garden, as well as a large sitting room, study, utility room, and four bathrooms. A detached double garage includes a versatile room above ideal for a home office, studio, or gym.

The property also benefits from a generous driveway with parking for multiple vehicles, making it perfect for family living and entertaining.

Situated approximately 3 miles south of Towcester and 10 miles north of Milton Keynes, Paulerspury is a thriving village with a strong community spirit. It offers a primary school with pre-school, village hall, pub, church, GP surgery, and recreation ground with play facilities. Everyday conveniences are close by, including a petrol station and Budgens mini-supermarket at the A5 junction.

Key Features

- Individually designed detached home built in 2013
- Five double bedrooms and four bathrooms
- Impressive kitchen/dining/family room with garden views
- Level rear garden facing southwest, backing onto open countryside
- Spacious sitting room, study, utility, and cloakroom
- Detached double garage with a versatile first-floor room
- Extensive private driveway parking

For all enquiries, please quote property reference NL1208.





Entrance Hall

Entered via the front door, the entrance hall features tiled flooring with underfloor heating and stairs rising to the first floor, with a useful storage cupboard beneath. Immediately to the right is the cloakroom, while to the left, double doors open into the spacious sitting room. Further along the hallway, there is access to the rear garden, as well as doors leading to the study and into the impressive open-plan kitchen/dining/family room at the rear of the property.

Cloakroom

Fitted with a low-level WC and a wash hand basin, with tiled splashback and an extractor fan.

Living Room

5.18m x 4.27m (17'0" x 14'0")

A bright and spacious reception room, filled with natural light from a bay window to the front and double doors opening onto the rear patio and garden. The focal point is a charming brick-built fireplace with a wooden plinth, housing a working wood-burning stove perfect for cosy evenings. Finished with wood laminate flooring and underfloor heating, this inviting space is accessed via double doors from the entrance hall and offers a warm and welcoming atmosphere ideal for both relaxing and entertaining.





Study/ Home Office

2.95m x 2.13m (9'8" x 7'0")

Situated just off the entrance hall, this well-proportioned room is perfect for use as a home office or study. A rear-facing window provides natural light and a pleasant outlook over the garden. The room is finished with wood laminate flooring and benefits from underfloor heating, offering a warm and comfortable space ideal for home working, studying, or quiet reading.

Utility Room

Located just off the kitchen, the utility room provides access to the side garden via an external door. It features a stainless steel sink and drainer, built-in Bosch washer/dryer, and a range of cupboard units for additional storage. The room is finished with tiled flooring and benefits from underfloor heating, offering a practical and well-equipped space for laundry and household tasks.

Kitchen/Dining Room

4.24m x 8.2m (13'11" x 26'11")

An impressive and spacious kitchen/dining area featuring three windows, two to the front and one to the side allowing natural light to fill the space.

The kitchen is fitted with a range of high and low-level cupboards, granite worktops, tiled splashbacks, and a built-in NEFF microwave.

Additional features include a one and a half bowl stainless steel sink with shower hose mixer tap, an integrated dishwasher, and space for an American-style fridge freezer. Space for oven and hob with built in extractor hood sits centrally within the layout, and a built-in wine rack for added convenience.

The kitchen and dining areas have tiled flooring, and benefits from underfloor heating. The room flows effortlessly into the open-plan family area, making it ideal for everyday living and entertaining.

Family Room

6.32m x 4.75m (20'9" x 15'7")

Flowing effortlessly from the kitchen, the family room offers a versatile and sociable space ideal for everyday living. Featuring wood laminate flooring with underfloor heating, the room is filled with natural light from a side windows and double doors that open directly onto the rear garden perfect for indoor-outdoor living and entertaining.

First Floor Landing

The first floor landing features a window to the front aspect, allowing natural light to brighten the space. With carpeted flooring throughout, it provides access to all bedrooms and the family bathroom, as well as a useful airing cupboard for linen storage. Radiator fitted below the window.





Master Bedroom

6.98m x 4.85m (22'11" x 15'11")

A generously sized and beautifully light principal bedroom featuring built-in wardrobes and a luxurious four-piece en suite bathroom. French doors open onto a Juliet balcony overlooking the rear garden, while a skylight and sloping ceiling add architectural interest and enhance the natural light. The room is carpeted throughout and benefits from two radiators, creating a warm and inviting space with a bright, airy feel.

Ensuite to Master

A spacious and stylish four-piece suite comprising a bathtub, separate shower cubicle, low-level WC, and twin 'his and hers' vanity sinks with storage beneath. Finished with tiled flooring and coordinating splashbacks, this en-suite offers both luxury and practicality, perfectly complementing the master bedroom.



Bedroom Two

4.44m x 4.57m (14'7" max x 15'0")

A spacious front-facing bedroom featuring a window overlooking the front aspect with a radiator beneath. The room offers ample space for free-standing wardrobes and is carpeted throughout. It benefits from its own en suite shower room, providing convenient and private facilities.

Ensuite - Bedroom Two

Featuring a white low-level WC and wash hand basin set within a vanity unit, this en suite benefits from a side-facing window that provides natural light. The room is finished with tiled flooring and splashbacks, with a distinctive pebble-effect flooring inside the shower cubicle adding a stylish, natural touch.



Bedroom Three

2.72m x 4.27m (8'11" x 14'0")

A comfortable front-facing bedroom with a window overlooking the front aspect and a radiator beneath. The room easily accommodates a double bed and free-standing furniture, and is finished with carpeted flooring throughout.

Bedroom Four

2.64m x 4.27m (8'8" x 14'0")

A rear-facing bedroom featuring a window overlooking the garden with a radiator positioned below. The room is carpeted throughout and comfortably accommodates a double bed along with free-standing furniture.

Bedroom Five

3.35m x 3.58m (11'0" x 11'9")

A well-proportioned front-facing bedroom featuring a window overlooking the front aspect with a radiator below. The room is carpeted throughout and benefits from convenient loft access.

Family Bathroom

A luxurious four-piece bathroom suite featuring a rear facing frosted window and a sloping pitched ceiling, adding character and natural light. The space includes a white bathtub set within a tiled surround, a separate shower cubicle, and a white WC and wash hand basin with a vanity unit beneath. Finished with tiled flooring and tiled splashbacks, the en suite combines style and practicality.

Outside – Gardens, Parking & Garage

The property is set back from the road with a large front garden mainly laid to lawn, offering excellent kerb appeal and generous driveway parking for multiple vehicles.

To the rear, the private, south-westerly facing garden has been beautifully landscaped, featuring a mix of patio and raised decking areas perfect for outdoor dining, entertaining, or simply relaxing while taking in the far-reaching views over open farmland. The garden also benefits from gated side access and ample space for families and outdoor living.





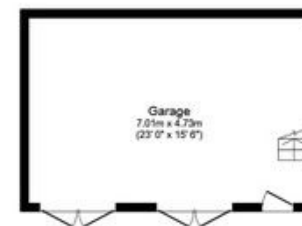
Ground Floor

Floor area 111.7 sq.m. (1,203 sq.ft.)



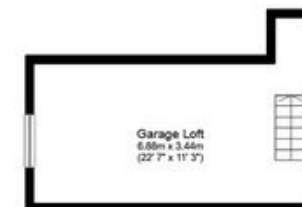
First Floor

Floor area 123.7 sq.m. (1,331 sq.ft.)



Garage Ground Floor

Floor area 33.3 sq.m. (358 sq.ft.)



Garage First Floor

Floor area 25.2 sq.m. (272 sq.ft.)

Total floor area: 294.0 sq.m. (3,164 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are