



49 Leary Crescent, Newport Pagnell MK16 9GB

£275,000

NICOLA LANGFORD

exp® UK

@ nicola.langford@exp.uk.com

🌐 nicolalangford.exp.uk.com

📞 07396 394 255

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Tucked away in the corner of a quiet cul-de-sac, this well-presented two-bedroom end-of-terrace home offers comfortable, low-maintenance living with front and rear gardens and two allocated parking spaces.

The ground floor opens into Hallway with stairs with a newly fitted kitchen positioned at the front of the home, enjoying a pleasant outlook through the front-facing window. To the rear, a bright and spacious lounge/diner forms the heart of the home, featuring patio doors that open directly onto the rear garden, an ideal setting for relaxing, entertaining, or enjoying summer evenings.

Upstairs, the property offers two generous double bedrooms, front bedroom benefiting from fitted wardrobes, along with a modern family bathroom large overhead shower

Additional features include new boiler, gas central heating, UPVC double glazing, fitted shutters, and electric blinds throughout, enhancing both comfort style & privacy.

Nest Thermostat - heating adjustable online

Smoke alarm checked every month automatically and includes a night light.

The location adds real lifestyle appeal, with a gym, swimming pool, 24-hour M&S Foodhall, and BP garage all within easy walking distance. Astonlee Veterinary Hospital and a popular Milton Keynes sports bar are also close by, while local amenities, transport links, and well-regarded schools are readily accessible.

Offered with no upper chain, this is a home ready to move into and enjoy from day one.

For all enquiries, please quote property reference NL1208.





Entrance Hall

Entering through the front door, the entrance hall features laminate flooring, stairs rising to the first-floor landing, and doors leading to the lounge/diner and kitchen. Radiator.

Kitchen

2.79m x 2.31m (9'2" x 7'7")

Fitted with a range of eye and base level units with worktops over, incorporating a 1½ bowl stainless steel sink with mixer tap and drainer. There is space for a fridge/freezer along with space and plumbing for a washing machine and dishwasher, complemented by an induction hob and tiled splashbacks. Finished with laminate flooring and a kick-plate heater, the kitchen enjoys a UPVC double-glazed window to the front fitted with shutters and a motorised blind.

*Single or double oven can be fitted to the kitchen.



Lounge Diner

4.29m x 3.61m (14'1" x 11'10")

A bright and welcoming main living space positioned at the rear of the property, ideal for both relaxing and entertaining. The room benefits from patio doors opening directly onto the rear garden, fitted with shutters and a motorised blind, allowing plenty of natural light while offering privacy when needed. There is ample space for both living and dining furniture, along with laminate flooring, a radiator, and TV and telephone points.



Bedroom One

3.61m x 2.64m (11'10" x 8'7")

A well-proportioned double bedroom overlooking the rear garden, featuring a UPVC double-glazed window fitted with shutters and a motorised blind. The room benefits from laminate flooring, and a radiator.

Bedroom Two

3.02m x 2.95m (9'11" max x 9'8")

A good-sized double bedroom to the front of the property, featuring a UPVC double-glazed window with fitted shutters and a motorised blind. The room includes a fitted wardrobe, radiator, and laminate flooring, as well as an airing cupboard housing a recently fitted boiler with Nest thermostat. Loft access is also available via a hatch.

Bathroom

1.93m x 1.7m (6'4" x 5'7")

The family bathroom is fitted with a bath with shower attachment, a low-level WC, and a hand basin, complemented by tiled splashbacks. Finished with laminate flooring and a large heated towel rail, the room also features an obscured UPVC double-glazed window to the side, providing natural light and privacy, also an extractor fan.





Outside

Front Garden

The front garden is positioned to the left side of the property and is mainly laid to lawn, featuring a single mature tree with a Tree Preservation Order (TPO) and a paved path leading to the front door.



Outside

Rear Garden

The rear garden is laid to lawn with a patio area, ideal for relaxing or entertaining. Enclosed by wooden fencing with a side gate, the garden also includes a shed.



Outside

Parking

The property benefits from two off-road allocated parking spaces: one directly in front of the house and the other at the end of the lawn area.

Key Features

A well-presented two-bedroom end-of-terrace home tucked away in a quiet cul-de-sac in Newport Pagnell.

Offering front and rear gardens, two allocated parking spaces, and a bright rear-facing lounge/diner with patio doors, the property is ideally located within walking distance of excellent local amenities and is offered with no upper chain.

- Two-bedroom end-of-terrace home
- Quiet cul-de-sac location
- Two allocated parking spaces
- Front and rear gardens
- Rear-facing lounge/diner with patio doors
- Fitted kitchen with front aspect
- No upper chain
- Property reference NL1208





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