



12 Mount Pleasant

Stoke Goldington MK16 8LL

FINE & COUNTRY

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A double fronted stone cottage which is generously proportioned throughout and occupies a large plot on the fringe of the village. The property was built by best records in the early 19th century and actually has reversed its outlook in the ensuing period. The front elevation was originally the accepted rear of the property and vice versa. The property is not listed and is located outside the village conservation area.

Now the property enjoys aspects over a delightful, extremely secluded two tier garden enveloped in shrubbery and mature trees. A large garage stands alongside which is an unusual benefit for a property of this age and is a distinct advantage for the potential new owners.

The accommodation comprises: Entrance hall, Cloakroom, Sitting room, Dining room, Kitchen, Conservatory, Three bedrooms, Shower room, LPG central heating, Garaging with a sheltered and secluded garden ideal for al fresco dining.

Ground Floor

Entrance hall - Window to the front elevation. Staircase to the first floor. Radiator.

Cloakroom - Suite of WC and washbasin. Boiler serving the domestic heating and hot water systems. Window to the front elevation.

Sitting room - A comfortable sitting room with an open fireplace to one wall. The fireplace is lined though has been unused as an open fire for around 5 years. Doors to garden and conservatory. Uplighters to the walls. Two radiators, one is electric.

Dining room - bay window to the rear elevation with views of the garden. Built in cupboards. Radiator.

Kitchen - Single bowl sink unit with cupboards under. Further cupboard units to base and high levels. Fitted breakfast bar area. Built in oven, hob and dishwasher. Ample work surfaces. Windows to side and rear. Tiled flooring. Recessed ceiling lighting. Ladder radiator.

Conservatory - A lovely feature looking into the garden and can be used all year round as it has a radiator linked to the central heating system. Glazed on three sides it also has a door to the garden.





First Floor

Landing - Two windows to the front elevation with bench seating. Radiator.

Bedroom One - Built in wardrobes. Two windows to the rear elevation. Radiators

Bedroom Two - Built in wardrobe and storage cupboards. Former fireplace remains in situ. Window to rear elevation. Radiator.

Bedroom Three - Fitted desk and wardrobes. Windows to the side and rear. Radiator.

Bathroom - Refitted in recent times and comprising a glazed shower cubicle, wash basin in vanity surround and W.C. Recessed ceiling lighting. Ladder radiator. Window to the front elevation.

Outside

To the front of the property a gently sloping walkway descends to the entrance door with some raised flower beds. A larger than average garage with electric roller door, power and light stands to one side and has a personal door opening into the rear garden. This garden is extremely private with a dense border of variegated shrubbery and mature trees providing privacy and seclusion. A generous area of lawn extends towards the foot of the garden where there are steps down to a confined and sheltered seating area ideal for al fresco dining on those sultry summer evenings. There is an external power socket and water tap.

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Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof need to be provided upon receipt of your offer.

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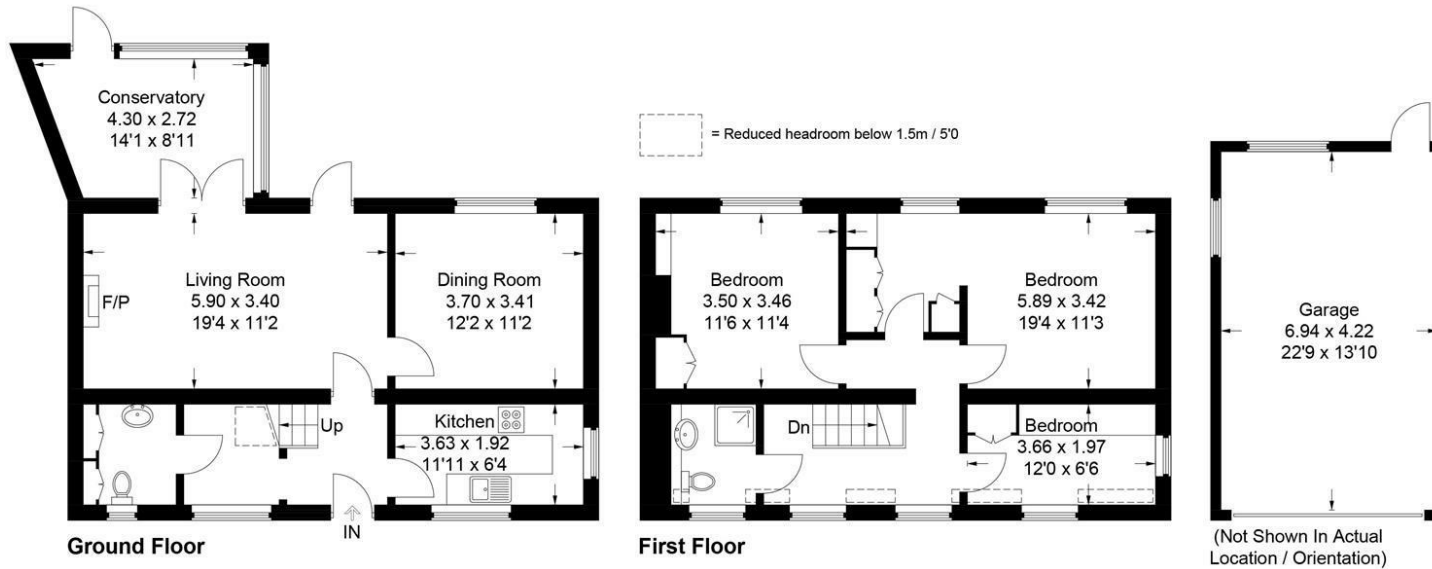








Approximate Gross Internal Area
 Ground Floor = 66.4 sq m / 715 sq ft
 First Floor = 54.8 sq m / 590 sq ft
 Garage = 29.2 sq m / 314 sq ft
 Total = 150.4 sq m / 1,619 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (02 plus) A (01-01) B (09-00) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs					
83			Very environmentally friendly - lower CO ₂ emissions (02 plus) A (01-01) B (09-40) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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