



Connells

Carters Close
Sherington Newport Pagnell



Property Description

We are delighted to welcome to the market this five bedroom detached property in the highly sought after village of Sherington near Newport Pagnell. Sherington offers the quiet village life with the convenience of being only a five minutes drive to the nearby shops, restaurants and bars in the historic town of Newport Pagnell. There is also a local village pub 'The White Hart' and plenty of local walking trails on offer. The property is situated on a quiet cul-de-sac on a corner plot.

The property briefly comprises; entrance hall, cloakroom, rear lobby, double bedroom with ensuite bathroom/utility, lounge, kitchen dining and conservatory. To the first floor are four double bedrooms, one of which with its own ensuite shower room and two further separate bathrooms.

Externally the property benefits from off street parking for multiple vehicles, raised gravelled front garden. To the rear is an enclosed rear garden with side access.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the

purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entrance from UPVC wood effect door. Storage cupboard housing boiler. Access to bedroom, cloakroom, rear lobby area and lounge.

Cloakroom

w/c, wash hand basin, radiator

Rear Lobby

Access to main hallway and bathroom/utility. Double glazed full glass door to rear garden with full length windows to side. Radiator

Lounge

18' 8" x 12' 6" MAX (5.69m x 3.81m MAX)

Stairs leading to first floor open to lounge. Access to hallway, kitchen dining and conservatory. Double French door to conservatory and double glazed window to front aspect. Gas stove with brick surround, wooden beam mantle and tiled harth. Radiator

Kitchen Dining

18' 8" x 9' (5.69m x 2.74m)

Wall and base units with tile backing and stainless steel sink and drainer. Space for free standing oven/hob with gas point and extraction hood. Laminated wood flooring. Two double glazed windows to front aspect. Radiator

Conservatory

18' 7" x 8' 2" (5.66m x 2.49m)

Double glazed to front only with double French doors leading to rear garden. Tiled flooring and radiator.

Bedroom Two

16' 7" x 7' 5" (5.05m x 2.26m)

Orignally a garage, converted to additional bedroom space with access to bathroom/utility. Double glazed window to front aspect. Wood laminated flooring. Radiator.

Bathroom/utility

8' 2" x 6' (2.49m x 1.83m)

Panel bath, wash hand basin. Plumbing for washing machine. Double glazed frosted window to rear aspect.

Landing

Access to all first floor rooms. Double storage cupboard, single storage cupboard. Loft access.

Bedroom One

12' 5" max x 12' 1" (3.78m max x 3.68m)

Large fitted sliding door wardrobe. Double glazed window to rear aspect. Radiator. Access to ensuite.

Ensuite

Shower cubicle, w/c and wash hand basin. Small double glazed window to side aspect.

Bedroom Three

15' 3" max x 7' 8" (4.65m max x 2.34m)

Double glazed window to front aspect. Radiator

Family Bathroom

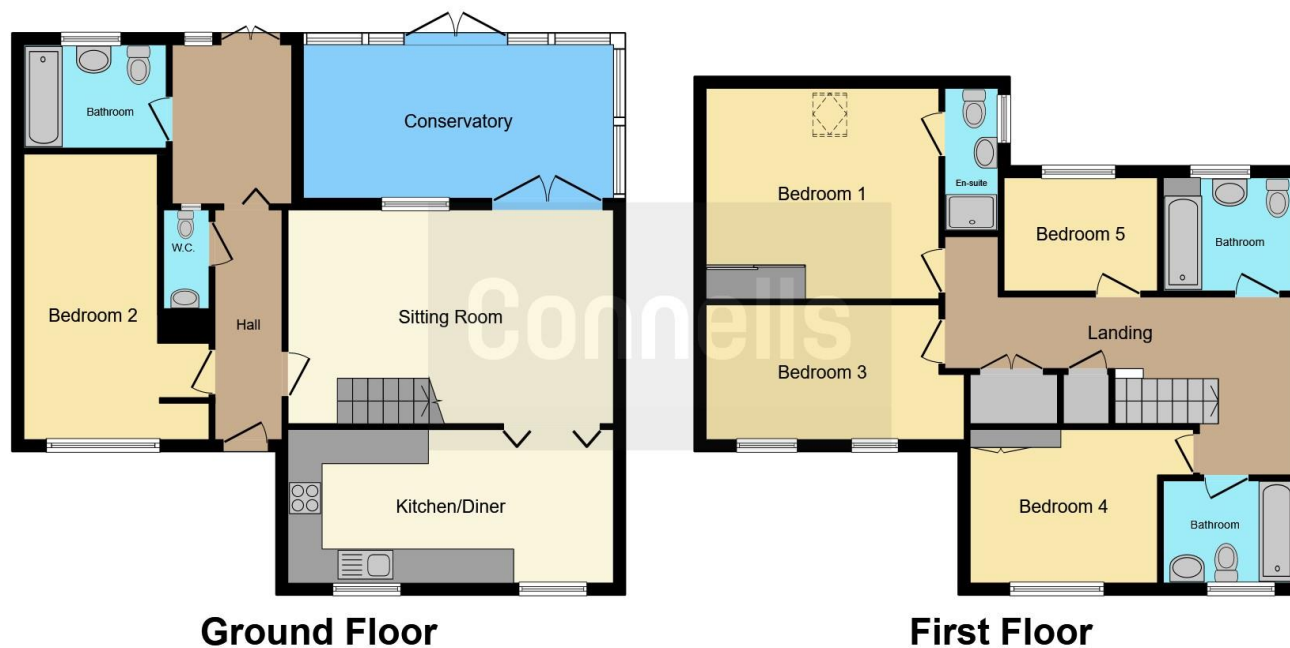
Panel bath with shower connection over and tiled backing, w/c, wash hand basin with 1/2 tiled walls. Wood laminate flooring. Double glazed frosted window to front aspect.

Bedroom Four

13' 3" max x 9' 2" max (4.04m max x 2.79m max)







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/NPA305633



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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