



**Connells**

Canal Lane  
Deanshanger MILTON KEYNES



## Property Description

\*\*\*EXECUTIVE FOUR BEDROOM HOME IN ENVIABLE LOCATION\*\*\* Tucked away and pleasantly situated next to Deanshanger's park, this family orientated home is offered for sale in great condition throughout. With benefits including three reception rooms, solar panels, ensuite shower room and single detached garage, this property offers the size and versatility any growing family requires. The downstairs accommodation briefly comprises entrance hallway, downstairs cloakroom, lounge, study, dining room, kitchen/ diner and utility room. Upstairs, there are four double bedrooms with fitted wardrobes, ensuite to master bedroom and family bathroom. Externally, the property is situated overlooking green space and offers off-street parking for numerous vehicles as well as a single garage. The rear garden comprises mainly of patio and lawn areas with shrubs in borders.

Deanshanger is a village situated between Milton Keynes and Buckingham, with easy access to the A422 and A5. The village features a doctor's surgery, library, a community centre, and a village hall. A primary school and a high school are additional advantages. A parish church, a Methodist chapel, a post office, a bar, and two members' clubs are all nearby. A community centre has stores like a pharmacy, hair salon, takeout, and newsagents. On the High Street, there is a Co-operative Food Store and bus stops with routes to Milton Keynes City and surrounding localities.

## Entrance

Upvc front door. Laminate flooring. Radiator. Under stair storage.

## Cloakroom

Close coupled w.c., wash hand basin. Laminate flooring. Radiator.

## Study

10' 3" x 7' 6" ( 3.12m x 2.29m )  
Carpet. Radiator. Double glazed window to front aspect.

## Lounge

17' 8" x 10' 11" ( 5.38m x 3.33m )  
Electric fire with mantle piece. Two radiators. Carpet. Double glazed window to front aspect. Two double glazed windows to side aspect. Double glazed French door to rear aspect.

## Dining Room

9' 10" x 10' 3" ( 3.00m x 3.12m )  
Double glazed window to side aspect.

## Kitchen

10' 4" max x 13' 1" ( 3.15m max x 3.99m )  
Fitted wall and base units with complimentary

laminated work surface. Stainless steel one and a half bowl sink and drainer. Integrated dishwasher and fridge/freezer. Five ring gas hob with extractor over. Electric oven and electric grill. Double glazed door to side aspect. Double glazed window to rear and side aspects.

### Utility Room

5' 5" x 6' 6" ( 1.65m x 1.98m )

Fitted base units with complimentary work surface. Stainless steel one bowl sink and drainer. Space for washing machine and tumble dryer. Tiled flooring. Radiator. Double glazed window to side aspect.

### First Floor Landing

Loft access. Double glazed window to side aspect.

### Bedroom 1

11' max x 17' 7" max ( 3.35m max x 5.36m max )

Fitted wardrobes. Carpet. Two radiators. Double glazed window to front and rear aspects.

### En Suite

Double shower cubicle. Close coupled w.c., vanity unit wash hand basin. Full tiling to walls. Extractor fan. Radiator. Tiled flooring. Double glazed window to front aspect.

### Bedroom 2

13' 2" x 9' 6" ( 4.01m x 2.90m )

Fitted wardrobes. Carpet. Radiator. Double glazed windows to rear and side aspect.

### Bedroom 3

9' 7" x 10' 3" ( 2.92m x 3.12m )

Fitted wardrobes. Carpet. Radiator. Double glazed window to front aspect.

### Bedroom 4

7' 10" max x 10' 3" max ( 2.39m max x 3.12m max )

Fitted wardrobes. Carpet. Radiator. Double glazed window to side aspect.

### Bathroom

Panel bath with shower over. Close coupled w.c., pedestal wash hand basin. Extractor fan. Tiled flooring. Heated towel rail. Full tiling to walls. Double glazed window to side aspect.

### Outside

### Rear Garden

Mainly laid to lawn. Patio. Enclosed by timber fence. Flower beds with shrubs and bushes.

### Parking

Off street parking for multiple vehicles.

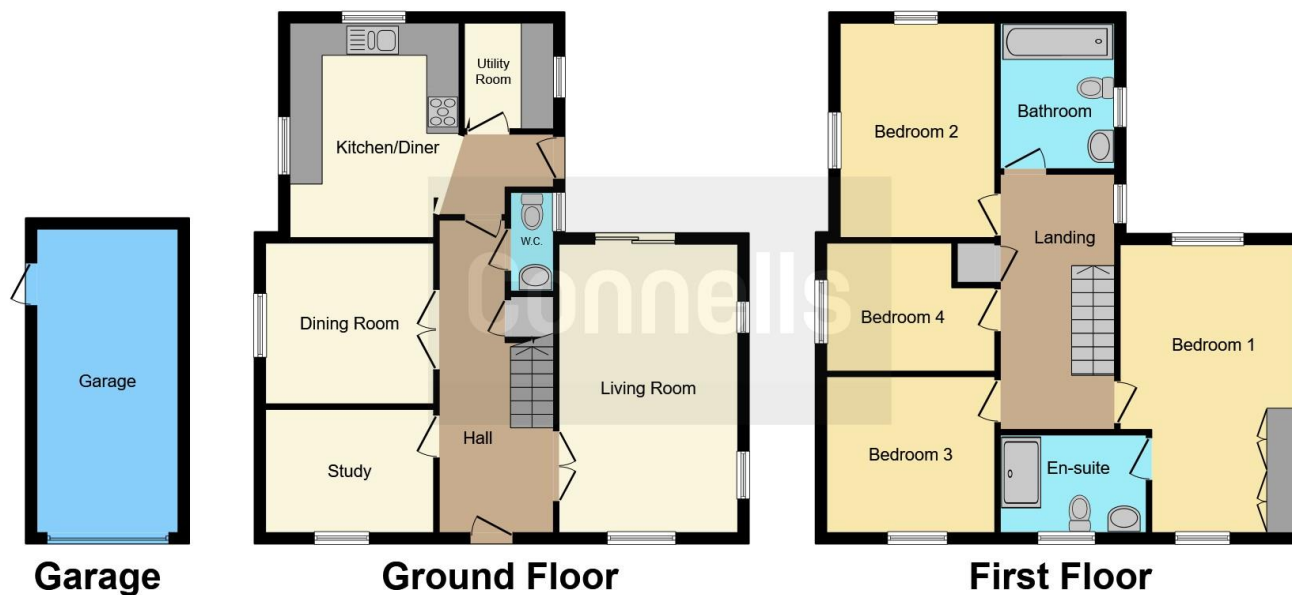
### Garage

Up and over doors. Power and light. Side door access.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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