

Property details **approval form**

8 Denny Lane, Bletchley, Milton Keynes, Buckinghamshire, England, MK3 5RL

Date: 17 April 2025

Property Ref and Version: BLE310978 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£415,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > FOUR BEDROOM
- > DETACHED
- > EN-SUITE TO MASTER
- > NEWTON LEYS
- > SITUATED OVER THREE FLOORS
- > CAR PORT
- > WELL-PRESENTED THROUGHOUT
- > CLOSE TO LOCAL AMENITIES

○ Short Description

Located in the highly sought after modern development of Newton Leys is this well-presented four-bedroom detached family home. Situated over four floors, this property boasts the best of modern living with accommodation situated over three floors.

○ Long Description

Located in the highly sought after modern development of Newton Leys is this well-presented four-bedroom detached family home. Situated over four floors, this property boasts the best of modern living with a generously sized master bedroom which occupies the entirety of the top floor, accompanied by an en-suite. This property also boasts a car port which offers off street parking for two cars.

The location of this family home offers local proximity to local amenities, in particular schools and shops. Transport links are also close by with Bletchley train station and the A5 and M1 road links not too far away.

Accommodation comprises entrance hall, cloakroom, kitchen, lounge/diner to the ground floor. To the first floor, three bedrooms and a family bathroom with the master bedroom and en-suite situated on the second floor. Outside there is a rear garden and a car port offering parking for two cars.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Built-in coat closet providing ideal space to keep coats and shoes out of the way. Further storage situated under the stairs. Wall mounted radiator.

Cloakroom

A generously sized cloakroom containing a two-piece suite which includes Wc and a pedestal wash-hand basin. Recessed spotlights. Extractor fan. Wall mounted radiator.

Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

A range of wall and base level units with several integrated appliances including double oven, dishwasher, washing machine, fridge freezer, four ring gas hob and an extractor fan. Stainless steel sink and drainer. Recessed spotlights. Wall mounted radiator. Double glazed window to front aspect.

Lounge/Diner

16' x 13' 9" (4.88m x 4.19m)

A spacious lounge/diner with a patio door to rear aspect to allow access to the garden. Double glazed window to side aspect making this room light and airy. Wall mounted radiator as well.

First Floor

Landing

Rise from entrance hall. Built-in storage cupboard as well as airing cupboard. Two wall mounted radiators.

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

A double bedroom with double glazed window to rear aspect and a wall mounted radiator.

Bedroom Three

10' 7" x 9' 1" (3.23m x 2.77m)

Double glazed window to front aspect and a wall mounted radiator.

Bedroom Four

11' 1" x 5' 11" (3.38m x 1.80m)

Double glazed window to rear and side aspects. Wall mounted radiator.

Family Bathroom

A three-piece suite comprising Wc, a pedestal wash hand basin and a bath with a shower attached. Shaver port situated next to the wash hand basin. Recessed spotlights in the ceiling. Extractor fan and wall mounted radiator.

Second Floor

Master Bedroom

18' 9" x 12' 9" (5.71m x 3.89m)

A spacious master bedroom occupying the entirety of the top floor, benefitting from a fitted wardrobe. Double glazed window to front aspect and skylight window to rear aspect. Wall mounted radiator.

En-Suite

A three-piece suite comprising wc, a pedestal wash hand basin and a walk-in shower cubicle. Skylight window to the rear elevation. Recessed spotlights. Extractor fan. Wall mounted radiator.

Outside

Rear Garden

Patio area directly as you walk out of the lounge/diner. Mainly laid to lawn beyond the patio. Garden shed at the end of the garden. Enclosed by timber fencing.

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○ Room Description

Carport

Carport offering off-road parking for two cars.

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Floor Plan



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

Approval

Signature		Date
Luke Dillow		
Beth Smart Move With Us		