

Property details **approval form**

22 Larch Grove, Bletchley, Milton Keynes, Buckinghamshire, England, MK2 2LG

Date: 03 April 2025

Property Ref and Version: BLE311258 - 0002

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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

£525,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > 17TH CENTURY COTTAGE
- > THREE BEDROOM
- > EN-SUITE TO MASTER
- > ACCESS TO GRAND UNION CANAL
- > DOWNSTAIRS CLOAKROOM
- > SINGLE GARAGE
- > CHARACTER FEATURES
- > REFITTED KITCHEN

○ Short Description

Connells are delighted to offer to market this unique and rare 17th century cottage offering ideal access to the Grand Union Canal. This three bedroom cottage is nestled in the sought after and quiet area of Larch Grove offering peaceful living.

○ Long Description

Connells are delighted to offer to market this unique and rare 17th century cottage offering ideal access to the Grand Union Canal. This three bedroom cottage is nestled in the sought after and quiet area of Larch Grove offering peaceful living. This home retains original features including exposed beams as well as some features which have been introduced to compliment this properties character such as an exposed brick fireplace with a log burner situated in the lounge.

Accommodation comprises entrance porch, a cosy lounge consisting of an exposed brick fireplace and log burner, a recently refitted kitchen/breakfast room with a centre island and fitted with a range of integrated appliances, a dining room situated within the extension offering an ideal space to enjoy your evening meal, beyond the dining room is the sunroom/conservatory which offers an ideal space to enjoy and relax in the summer evenings, a cloakroom integrated with a utility room rounds off the downstairs accommodation. To the first floor there is a generously sized master bedroom supported by a well-presented en-suite, two further well-proportioned bedrooms and a family bathroom. Outside there is driveway parking located in front of a single garage and a generous rear garden with access directly to the Grand Union Canal.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Porch

Two double glazed windows to side aspect.

Lounge

22' 7" Maximum x 11' 8" (6.88m Maximum x 3.56m)

A cosy and spacious lounge benefitting from exposed beams and an exposed brick fireplace with a log burner. Two double glazed window to front aspect. Recessed spotlights. Two wall mounted radiators.

Kitchen/Breakfast Room

21' 6" x 12' 4" (6.55m x 3.76m)

A recently refitted kitchen offering a centre island along with a range of wall and base level units. Integrated appliances to include oven, microwave, dishwasher and a five-ring gas hob with a further space for a fridge freezer. Butler sink. Double glazed window to front and rear aspect. Gas fireplace.

Dining Room

14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to rear aspect. Recessed spotlights. Wall mounted radiator.

Sunroom/Conservatory

17' 8" x 10' 2" Maximum (5.38m x 3.10m Maximum)

An ideal space to relax in summer evenings. Double glazed windows to rear aspect. Two wall mounted radiators. Patio door to the rear to access the garden.

Cloakroom/ Utility

8' 1" x 5' (2.46m x 1.52m)

A two-piece suite to include WC and wash hand basin. Space for washing machine and dryer. Double glazed opaque window to rear aspect. Wall mounted radiator.

First Floor

Landing

Rise from lounge. Access to three bedrooms and a bathroom. Built-in airing cupboard. Recessed spotlights. Loft access. Wall mounted radiator. Double glazed window to side aspect.

Master Bedroom

15' 11" x 12' 4" (4.85m x 3.76m)

A generously sized bedroom. Double glazed window to front aspect as well as a skylight window to rear aspect. Wall mounted radiator. Loft access.

En-Suite

A three-piece suite to include WC, wash hand basin and a bathtub with a shower attached. Skylight window to rear aspect. Wall mounted radiator.

Bedroom Two

11' 7" x 11' 7" (3.53m x 3.53m)

A spacious double bedroom with a wall mounted radiator and a double-glazed window to front aspect.

Bedroom Three

11' 8" x 7' 3" (3.56m x 2.21m)

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

Family Bathroom

A three-piece suite to include WC, wash hand basin vanity unit and a bathtub with a shower attached. Built-in storage cupboard. Recessed spotlights. Double glazed opaque window to rear aspect. Wall mounted radiator.

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○ Room Description

Outside

Driveway

Driveway parking for two cars.

Single Garage

11' 10" x 9' 1" (3.61m x 2.77m)

A single garage and workshop with up and over door as well as power and lighting.

Rear Garden

A generous rear garden with a block paved patio area. Laid to lawn. Gate to the front. Pathway to the rear leading you directly to the Grand Union Canal.

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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		
Mr M.J. Lodder		