

Property details **approval form**

50 South Lawne, Bletchley, Milton Keynes, Buckinghamshire, England, MK3 6BX

Date: 14 May 2025

Property Ref and Version: BLE311310 - 0004

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

£399,950

Tenure: Freehold

○ Key Features

- > Energy Rating: Awaited
- > OPEN HOUSE DAY 17TH MAY
- > THREE RECEPTION ROOMS
- > GARAGE
- > GOOD CONDITION THROUGHOUT
- > THREE BEDROOMS (TWO DOUBLES & ONE SINGLE)
- > SPACIOUS KITCHEN

○ Short Description

OPEN HOUSE BY APPOINTMENT ONLY 17th MAY

Connells are excited to offer this three bedroom family home on South Lawne comes with a newly built shower room, three reception rooms, driveway parking and a private rear garden. The property boasts great space throughout and is a must view!

○ Long Description

Connells are pleased to bring to market this three bedroom semi detached home on South Lawne. The property is hosting an open day event on 17th May by appointment only. On the ground floor of the property there is three reception rooms, a downstairs cloakroom, a spacious kitchen and access to the rear of the property. To the first floor there is two spacious double bedrooms, a good sized single and a newly built modern shower room. The external of the property benefits from a good sized private rear garden and driveway parking.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

A bright and spacious entrance hall accessed via a UPVC front door. UPVC double glazed opaque window to front aspect. Wall mounted radiator.

Living/Dining Room

24' 4" x 10' 10" Maximum (7.42m x 3.30m Maximum)

A spacious living/dining room accessed both from the entrance hall and from the kitchen. UPVC double glazed window to front aspect. Two wall mounted radiators.

Study

9' 2" x 9' (2.79m x 2.74m)

Sliding patio door to rear aspect to access the garden. Wall mounted radiator.

Kitchen

20' 2" x 12' 1" (6.15m x 3.68m)

A well-presented kitchen benefitting from a range of wall and base level units. Integrated appliances to include an oven, grill and an under counter fridge. Four ring induction hob. Space and plumbing for a dishwasher. Built-in storage understairs. Wall mounted radiator. Double glazed window to rear aspect supported by a door to access the rear garden.

Utility Room

7' 6" x 5' (2.29m x 1.52m)

Space and plumbing for a washing machine. UPVC double glazed opaque window to side aspect. Wash hand basin.

Cloakroom

Two-piece suite to include WC and a wash hand basin vanity unit. Chrome heated towel rail. UPVC double glazed opaque window to side aspect.

First Floor

Landing

Rise from entrance hall. Loft access. UPVC double glazed opaque window to side aspect.

Bedroom One

12' 11" x 8' 2" (3.94m x 2.49m)

A generous double bedroom benefitting from a built-in wardrobe. UPVC double glazed window to front aspect. Wall mounted radiator.

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

A double bedroom with a UPVC double glazed window to rear aspect, wall mounted radiator and a built-in airing cupboard.

Bedroom Three

9' Maximum x 7' 3" (2.74m Maximum x 2.21m)

Built-in wardrobe. UPVC double glazed window to front aspect. Wall mounted radiator.

Shower Room

An immaculately presented three-piece suite to include WC, wash hand basin vanity unit and a large walk-in shower cubicle. Chrome heated towel rail. UPVC double glazed opaque window to side and rear aspects.

Outside

Driveway

Block paved driveway parking for two cars accessed via a dropped curb.

Front Garden

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○ Room Description

Laid to lawn

Single Garage

17' 1" x 8' 8" (5.21m x 2.64m)

A single integral garage benefitting from an electric roller door, power and lighting.

Rear Garden

Mainly shingled. Patio. Gate to front. Enclosed by timber fencing.

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○ Property Images



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○ **Property Images**



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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 A. Wells		