



Westbury Lane, Newport Pagnell MK16 8RX

welcome to

Westbury Lane, Newport Pagnell

A WELL MAINTAINED SEMI-DETACHED family home situated on the popular POETS DEVELOPMENT. The property is close to the local centre and school and offers a KITCHEN/DINING room, LOUNGE, upstairs BEDROOMS and BATHROOM. Outside GARAGE, OFF ROAD PARKING and GARDENS.

Entrance Hall:

Enter into kitchen/diner, stairs leading to first floor landing, door into lounge.

Lounge:

16' 3" x 11' 3" (4.95m x 3.43m)

Double glazed bay window to front, radiator, T.V. point, laminate flooring.

Kitchen/Diner:

16' 3" x 13' 1" (4.95m x 3.99m)

Fitted with a range of wall and base units with work surfaces over, sink with drainer, partly tiled, integrated fridge/freezer and dish washer, space for washing machine, electric oven and electric hob, breakfast bar, radiator, door to under stairs storage, stairs rising to first floor, double glazed window to rear, double glazed door to rear.

Landing:

Doors to upstairs accommodation, access to loft which is partly boarded, ladder attached and with combi boiler, radiator.

Bedroom One:

11' 4" max x 9' 3" max (3.45m max x 2.82m max)

Double glazed window to front, built-in wardrobe space, radiator.

Bedroom Two:

11' max x 9' 9" (3.35m max x 2.97m)

Double glazed window to rear, radiator.

Bedroom Three:

8' 5" x 6' 8" (2.57m x 2.03m)

Double glazed window to front, radiator.

Bathroom:

Re-fitted with a suite to comprise: Bath with mixer taps and shower fixture over, wash hand basin on a vanity unit and w.c. Partly tiled, heated towel rail, double glazed window to rear.

Outside:

Front:

Driveway providing ample off road parking and leading to a single garage. Flower border.

Garage:

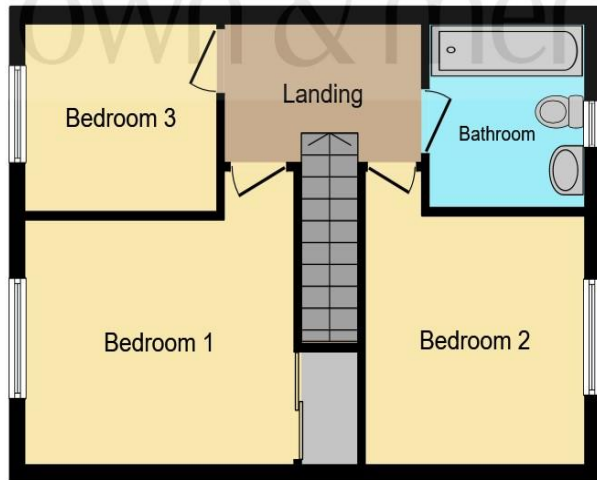
Single in size with an up and over door, power and light.

Rear Garden:

Enclosed and laid for ease of maintenance with raised borders.



Ground Floor



First Floor

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



welcome to
Westbury Lane,
Newport Pagnell

- POETS DEVELOPMENT
- THREE BEDROOMS
- KITCHEN/DINER
- REFITTED BATHROOM
- GARAGE AND GARDENS

Tenure: Freehold EPC Rating: E

guide price

£350,000



view this property online [brownandmerry.co.uk/Property/NPL107092](https://www.brownandmerry.co.uk/Property/NPL107092)



Property Ref:
NPL107092 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)