



**Westbury Lane, Newport Pagnell MK16 8PN**

**welcome to**

## **Westbury Lane, Newport Pagnell**

Standing on a CORNER PLOT and being close to LOCAL AMENITIES is this EXTENDED, DETACHED house ideal for a growing family. With a LOUNGE, STUDY and DINING ROOM/FAMILY ROOM, DOWNSTAIRS CLOAKROOM, DOUBLE BEDROOMS with EN-SUITE to main, GARAGE and AMPLE PARKING. POETS DEVELOPMENT!

### **Entrance Hall:**

Doors leading to study, lounge, kitchen and stairs to first floor landing.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Frosted glass window to side aspect, laminate flooring.

### **Lounge:**

19' 6" max x 11' 9" max ( 5.94m max x 3.58m max )  
Doors to entrance hall and dining room, gas fireplace with brick surround, double glazed window to front.

### **Dining Room / 2nd Reception:**

19' 5" x 15' 2" ( 5.92m x 4.62m )  
Cupboard for storage wood effect ceiling, double panel radiator, double glazed windows, double glazed patio doors, one triple glazed window.

### **Study:**

9' 1" x 8' 6" ( 2.77m x 2.59m )  
Double glazed window to front, double panel radiator.

### **Kitchen:**

11' 9" x 11' 5" ( 3.58m x 3.48m )  
Fitted with a range of eye and based level units with wooden work surfaces over, sink with drainer, electric hob, fridge/freezer, microwave and oven, tiled splash backs and surround, double glazed windows to garden, door to rear garden.

### **Landing:**

Boiler/airing cupboard.

### **Bedroom One:**

11' 6" x 9' 1" ( 3.51m x 2.77m )  
Built-in sliding wardrobes, double panel radiator, double glazed window to front.

### **Dressing Room:**

9' 8" x 6' 8" ( 2.95m x 2.03m )  
Storage cupboard, doors to major bedroom.

### **En-Suite:**

Fitted with a suite to comprise: Single standing shower, wash hand basin and w.c. Tiled floor to ceiling, tiled floors to half way, heated towel rail, storage cupboard.

### **Bedroom Two:**

12' max x 11' 5" ( 3.66m max x 3.48m )  
Double glazed window to side, built-in wardrobe, up and over bed, fan light, double radiator.

### **Bedroom Three:**

12' 8" x 8' 8" ( 3.86m x 2.64m )  
Sliding wardrobes, double radiator, double glazed window to front.

### **Bedroom Four:**

19' 8" max x 8' max ( 5.99m max x 2.44m max )  
Double glazed window to rear, built-in cupboards/wardrobe space, double radiator.

### **Bathroom:**

Fitted with a suite to comprise: Single standing shower, wash hand basin with tiled surround and base units for storage incorporating the w.c. Frosted window to rear, wood laminate floor.

### **Outside:**

#### **Front And Side:**

Driveway providing off road parking, pathway leading to entrance door, laid to lawn with beautifully sculpted shrubs.

#### **Rear Garden:**

Landscaped garden surrounded by some mature shrubs, mix of patio, shed/summerhouse, access into garage, outdoor shed and utility room with power and lighting.

#### **Parking:**

Spaces for four cars and garage.



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)

**welcome to**  
**Westbury Lane,**  
**Newport Pagnell**

- DETACHED FAMILY HOME
- CORNER PLOT LOCATION
- FOUR DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- GARAGE & PARKING

Tenure: Freehold EPC Rating: C

**£530,000**



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Property Ref:  
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