



**Broad Street, Newport Pagnell MK16 0AN**

**welcome to**

## **Broad Street, Newport Pagnell**

A bay fronted semi-detached house situated close to SCHOOLS and amenities. The property benefits from a DOWNSTAIRS SHOWER ROOM as well as an UPSTAIRS BATHROOM, SEPARATE RECEPTIONS, RE-FITTED KITCHEN, GARAGE, PARKING and GARDENS.

### **Entrance Hall:**

Single glazed door, radiator.

### **Shower Room:**

Fitted with a suite to comprise: corner shower, wash hand basin set on a vanity unit and w.c. partly tiled, heated towel rail, combination boiler, double glazed window to rear.

### **Lounge:**

14' 8" into bay x 9' 8" max ( 4.47m into bay x 2.95m max )  
Bay window to front, radiator.

### **Dining Room:**

11' x 9' 1" ( 3.35m x 2.77m )  
Arch leading to kitchen, radiator.

### **Kitchen:**

9' 5" x 9' 1" ( 2.87m x 2.77m )  
Fitted with a range of wall and base units with work surfaces over, sink with drainer, partly tiled, electric oven, gas hob with extractor fan over, space for fridge/freezer, double glazed window to side aspect, double glazed doors to rear.

### **Landing:**

Doors leading to bedrooms and bathroom, double glazed window to side aspect.

### **Bedroom One:**

13' 8" max x 9' 7" ( 4.17m max x 2.92m )  
Wood floor, door to storage cupboard, radiator, double glazed window to front.

### **Bedroom Two:**

12' 5" x 9' 6" ( 3.78m x 2.90m )  
Double glazed window to rear, radiator.

### **Bathroom:**

Fitted with a suite to comprise: Bath with mixer tap, wash hand basin with storage under and w.c.  
Heated towel rail, double glazed window to rear.

### **Outside:**

#### **Front Garden:**

Steps up leading to front door. Driveway to the side leading to garage.

#### **Garage:**

With an up and over door, power and lighting, door to rear.

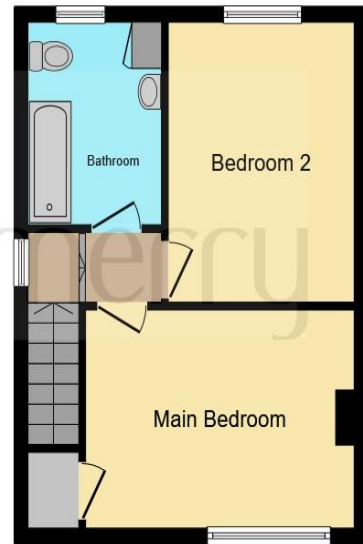
#### **Rear Garden:**

Laid mainly to lawn with patio area and shrub 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](http://www.focalagent.com)



welcome to  
**Broad Street,  
Newport Pagnell**

- SEMI-DETACHED HOUSE
- DOWNSTAIRS SHOWER ROOM
- UPSTAIRS BATHROOM
- TWO BEDROOMS
- GARAGE, PARKING AND GARDENS

Tenure: Freehold EPC Rating: E

guide price

**£310,000**



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Property Ref:  
NPL107179 - 0003

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