



Rickyard Water Lane, Sherington Newport Pagnell MK16 9NP

welcome to

Rickyard Water Lane, Sherington Newport Pagnell

A STUNNING and RARELY AVAILABLE BUNGALOW situated in the popular north Bucks village of SHERINGTON. Presented in IMMACULATE CONDITION THROUGHOUT the property benefits from a SPACIOUS LOUNGE/DINER with LOG BURNER, STUNNING GARDENS, LOG CABIN, WORKSHOP, GARAGE and DRIVEWAY.

Entrance Porch:

Entrance gained via Upvc composite front door into:

Entrance Hall:

Solid wood flooring, doors to bedrooms and kitchen, door to storage cupboard housing combi boiler.

Lounge / Diner:

18' 7" max x 17' 7" max (5.66m max x 5.36m max)
Brick built fireplace housing log burner, double glazed window to rear aspect, double glazed Upvc door to rear aspect, vaulted ceiling, solid wood flooring.

Kitchen:

13' 1" max x 8' 2" max (3.99m max x 2.49m max)
Fitted with a range of wall and base units with wood effect work surfaces over, under slung sink with mixer tap, integrated dishwasher, Bosch oven, induction hob, wood laminate flooring, double glazed window to front aspect.

Bedroom One:

12' 7" max x 8' 7" max (3.84m max x 2.62m max)
Double glazed window to rear aspect, fitted wardrobe space, wood flooring.

Bedroom Two:

9' 7" max x 7' 2" max (2.92m max x 2.18m max)
Double glazed window to front aspect, wood flooring.

Bathroom:

Fitted with a suite to comprise: Bath with shower over, wash band basin with mixer tap and cupboard under and w.c. Tiled floor to ceiling, wood flooring, frosted double glazed window to front aspect.

Outside:

Front Garden:

Entrance via a private driveway, gravel areas, garage and parking.

Rear Garden:

Landscaped and mature rear garden with an abundance of flowers and shrubbery with several seating areas, patio areas, outside power and lighting, water tap access to large workshop, three sheds and log cabin, side access.

Garage:

Single with up and over door, power and lighting, access from garden.



Floor Plan

Outbuilding

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



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Rickyard Water Lane,
Sherington Newport Pagnell

- TWO BEDROOM BUNGALOW
- AMAZING GARDENS WITH LOG CABIN AND WORKSHOP SPACE
- GARAGE AND DRIVEWAY
- GREAT VILLAGE LOCATION
- IMMACULATE CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: C

guide price

£415,000



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Property Ref:
NPL106962 - 0003

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