



Weathercock Lane, Woburn Sands Milton Keynes MK17 8NY

welcome to

Weathercock Lane, Woburn Sands Milton Keynes

A BEAUTIFULLY PRESENTED two bedroom VICTORIAN COTTAGE oozing both CHARM and CHARACTER, nestled in the heart of WOBURN SANDS. Enjoying a sunny COURTYARD garden and OFF-STREET PARKING.

Entrance Hall

Upvc door to the front, tiled floor, stairs to the first floor, doors to the lounge and Kitchen/dining room.

Lounge

10' 3" x 11' 2" (3.12m x 3.40m)

Double glazed window to front & rear aspects. Feature brick fireplace, exposed beams, stripped wooden flooring, recess spotlighting, traditional style radiator and TV point.

Kitchen / Dining Room

14' 11" x 11' 6" (4.55m x 3.51m)

Double glazed windows x2 to front, rear x1& to the side aspect, stable door to the rear. Fitted with a range of units with worksurfaces over and breakfast bar, ceramic sink with brass mixer tap, tiled splashbacks, integrated appliances consisting of washing machine, dishwasher and fridge freezer, oven, downward draft induction hob, fitted open shelving, recess spot lights and luxury tile flooring, cast Iron radiator, understairs storage cupboard with power sockets & lights, combi boiler and fitted corner seating with internal cushion storage

Landing

Carpeted, recess spotlights and doors to the bedrooms & bathroom.

Bedroom One

10' 9" x 11' 4" (3.28m x 3.45m)

Double glazed window to rear. Fitted wardrobes with shelving and hanging rail, traditional style radiator, exposed beams and vaulted ceiling.

Bedroom Two

8' 5" x 8' 6" (2.57m x 2.59m)

Double glazed window to the front aspect, built-in cupboard with hanging rail, traditional style radiator,

pendant lighting x2, recess spotlights and access to loft space.

Bathroom

Double glazed window to the front, vanity with ceramic basin and brass mixer tap, open shower with glass screen and mixer tap, close coupled mixer tap, tiled splash backs & flooring, traditional style radiator & towel warmers and exposed beams

Outside

Front

Low maintenance with shingle and shrub planting. Picket fencing to boundary. Storm porch and lantern over front door. Double gate to side.

Rear Garden

Courtyard area enclosed by panel fencing, block paved courtyard patio area, raised brick flower beds, outside light, water tap, electric vehicle charging point, outside electric power socket and gated access to front.

Parking

Covered and gated car port area to side.



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



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Woburn Sands Milton Keynes

- CAR PORT TO SIDE
- SYMPATHETICALLY MODERNISED
- EXPOSED BEAMS AND VAULTED CEILINGS
- KITCHEN/DINER
- LOUNGE WITH FEATURE FIREPLACE

Tenure: Freehold EPC Rating: D

£375,000



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