



**Wadesmill Lane, Caldecotte Milton Keynes MK7 8LN**

**welcome to**

## **Wadesmill Lane, Caldecotte Milton Keynes**

Three-bedroom property located within the popular residential area of Caldecotte. This lovely home offers the potential purchaser SPACIOUS rooms with plenty of off-road parking and a separate GARAGE. The property has potential to extend subject to planning approval,

### **Entrance Porch**

UPVC sliding door to front door. Inner door leading to hallway.

### **Entrance Hall**

Radiator. Stairs to first floor landing.

### **Lounge**

13' 1" narrowing to x 11' 5" ( 3.99m narrowing to x 3.48m )  
Double glazed window to the front aspect. Fireplace surround. Radiator.

### **Kitchen Diner**

14' 9" narrowing to x 11' 3" ( 4.50m narrowing to x 3.43m )  
Wall base units. Induction hob with built-in electric oven. 1.5 composite sink and drainer unit with mixer tap. Space for washing machine. Stable door leading to side. Double glazed window to rear. Radiator. Tiled flooring. Under-stairs storage cupboard. Space for breakfast table and chairs.

### **Conservatory**

Irregular Shaped Room 12' 1" x ( 3.68m x )  
"P" shaped conservatory of UPVC and brick construction. Two Radiators. Two doors leading to the rear garden and garage. Laminate flooring.

### **Landing**

Fully carpeted. Loft hatch. Airing cupboard.

### **Bedroom 1**

12' 6" narrowing to x 8' 2" ( 3.81m narrowing to x 2.49m )  
Fully carpeted. Two built-in wardrobes. Radiator. Double glazed window to front aspect.

### **Bedroom 2**

10' narrowing to x 8' 9" ( 3.05m narrowing to x 2.67m )

Fully carpeted. Radiator. Double glazed window to the rear aspect.

### **Bedroom 3**

9' 11" narrowing to x 5' 11" ( 3.02m narrowing to x 1.80m )  
Fully carpeted. Built-in storage. Radiator. Double glazed window to the rear aspect.

### **Bathroom**

WC, Wash hand basin. Walk-in shower with mixer tap. Electric heated towel rail and extractor fan. Double glazed window to the side.

### **Rear Garden**

Fully enclosed. Side gated access. Grass area. Patio area.

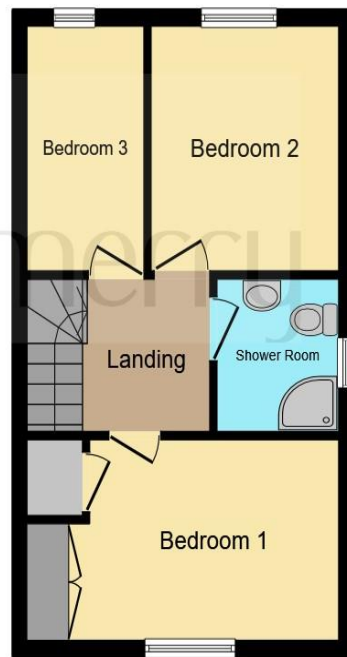
### **Garage**

Garage with roller type door. Light and power. Off road parking at the side for two cars.





**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**  
**Wadesmill Lane,**  
**Caldecotte Milton Keynes**

- DETACHED THREE BEDROOM HOME
- CONSERVATORY AND GARAGE
- KITCHEN/DINER
- CONSERVATORY AND GARAGE
- POTENTIAL TO EXTEND (SPP)

Tenure: Freehold EPC Rating: C

**£375,000**



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WOS105544 - 0004

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