



4 Lilleshall Avenue, MILTON KEYNES, MK10 9FX

£2,500 Per Month



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Entrance Hall

Entrance via half glazed composite door leading to inner hallway. UPVC double glazed window to front aspect, storage cupboard, and radiator. Doors leading to kitchen/ breakfast room, lounge and cloakroom. Stairs leading to first floor landing.

Kitchen / Breakfast Room

1968'6" x 1148'4" (600 x 350)
6.00m x 3.50m (19' 8" x 11' 6") 2 UPVC double glazed windows to front aspect with further window to side aspect. A range of base and eye level units with roll top work surfaces. Gas hob and electric integrated oven. White one and a half sink with mixer tap over. Space for dishwasher and large fridge freezer. Tiled splash back areas. Laminate wood flooring. Door leading to

Utility Room

Base units housing white sink with mixer tap. Space for washing machine and tumble dryer. Tiled splash back areas. Door providing access to side of property

Cloakroom

Two piece suite comprising of low level WC, hand wash basin. UPVC double glazed window to side aspect, Radiator and carpets.

Lounge (Reception)

1968'6" x 1246'9" (600 x 380)
6.00m x 3.80m (19' 8" x 12' 6") extended lounge area comprising of 2 UPVC double glazed French doors which lead to rear garden. 2 radiators, carpets and BT point.

Dining Room

1223'9" x 1082'8" (373 x 330)
3.73m x 3.30m (12' 3" x 10' 10") UPVC double glazed window to side aspect, feature fire place, Radiator and carpets, Door leading to study. Archway leading through to lounge area.

Study

1082'8" x 738'2" (330 x 225)
3.30m x 2.25m (10' 10" x 7' 5") UPVC double glazed window to side aspect, BT & TV points. Carpets and radiator.

Master Bedroom

656'2" x 656'2" (200 x 200)
6.00m x 4.00m (19' 8" x 13' 1") 6.00m x 6.30m widening to (19' 8" x 20' 8") 2 UPVC double glazed windows to rear aspect with radiators under. Laminate wood flooring, TV point. Door leading to walk in wardrobe 2.00m x 2.00m (6' 7" x 6' 7") which can be converted to en-suite

Bedroom Two

1115'6" x 1197'6" (340 x 365)
3.65m x 3.40m (12' x 11' 2") UPVC double glazed window to front aspect with radiator under. Double fitted wardrobes, Carpets. Door leading to

En-Suite

Three piece suite comprising of low level WC, hand wash basin, shower cubicle with power shower. UPVC window to side aspect, tiled splash back areas. Carpets and radiator

Bedroom Three

1164'8" x 1509'2" (355 x 460)
4.60m x 3.55m (15' 1" x 11' 8") UPVC double glazed windows to front and side aspects. Built in wardrobes, Carpets & radiator.

Bedroom Four

885'10" x 1085'11" (270 x 331)
3.31m x 2.70m (10' 10" x 8' 10") UPVC double glazed window to front aspect with radiator under & Fitted carpets

Bathroom

Three piece bathroom suite comprising of low level WC, Hand wash basin, bath with shower mixer tap over. Frosted UPVC double glazed window to side aspect, Carpets & Radiator

Rea Garden

Landscaped rear garden with various shrub and plant borders with remaining garden laid to lawn. Rotunda patio area. Access to both sides of property. Rear garage access.

Front Garden

Drive way providing parking for 2 cars. Small shrub borders to front aspect.

Garage

Single garage with up and over door, power & lighting

Three piece en-suite comprising of low level WC, Hand wash basin & Corner shower cubicle housing mains power shower

Bedroom Two

1197'6" x 1115'6" (365 x 340)

3.65m x 3.40m (12' x 11' 2") UPVC double glazed window to front aspect with radiator under. Double fitted wardrobes, Carpets. Door leading to

Bedroom Three

1509'2" x 1164'8" (460 x 355)

4.60m x 3.55m (15' 1" x 11' 8") UPVC double glazed windows to front and side aspects. Built in wardrobes, Carpets & radiator.

Bedroom Four

1085'11" x 885'10" (331 x 270)

3.31m x 2.70m (10' 10" x 8' 10") UPVC double glazed window to front aspect with radiator under & Fitted carpets

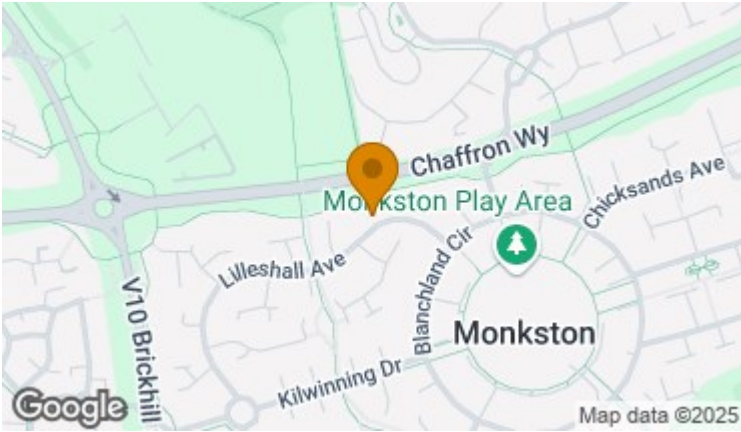
Bedroom 5

1246'9" x 885'10" (380 x 270)

3.80m x 2.70m (12' 6" x 8' 10") UPVC window to rear aspect with radiator under. Laminate wood flooring. Door leading to en-suite

En-Suite.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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