



To arrange a viewing  
please call 01908 675747

This FULLY RENOVATED THREE BEDROOM HOME is set on a SUBSTANTIAL PLOT in the HIGHLY-SOUGHT AFTER VILLAGE OF SHERINGTON, boasting a SPACIOUS OPEN-PLAN LIVING AREA, BRAND NEW KITCHEN and BATHROOM, ALLOCATED PARKING, PLUS NEWLY FITTED UPVC DOUBLE GALZING THROUGHOUT and a HUGE PRIVATE REAR GARDEN with AMAZING VIEWS OVER FIELDS.

The accommodation comprises of an entrance hall, lounge, kitchen with a dining area to the ground floor. The first floor has bathroom and three well proportioned bedrooms. Outside has a large private rear garden and a brick built outhouse.

- VILLAGE LOCATION
- SUBSTANTIAL PLOT
- FULLY RENOVATED THROUGHOUT
- BRAND NEW KITCHEN
- BRAND NEW BATHROOM
- THREE DOUBLE BEDROOMS

### LOCATION: Sherington

Sherington is a village and civil parish in the Borough of Milton Keynes, Buckinghamshire, England. It is located two miles north-east of Newport Pagnell, and five miles north-east of Central Milton Keynes, immediately to the west of the A509. The village name is an Old English language word, and means 'Scira's estate'. In the Domesday Book of 1086 the village was recorded as Serintone. The parish church is dedicated to Saint Laud.

### GROUND FLOOR

#### Living Room

11'6" x 10'9"

#### Kitchen

10'10" x 10'9"

#### Dining Area

14'8" x 12'6"

### FIRST FLOOR

#### Bedroom 1

11'7" x 10'10"

#### Bedroom 2

10'10" x 10'3"

#### Bedroom 3

11'7" x 7'10"



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Bathroom

OUTSIDE

Allocated Parking

Private Rear Garden

Tenure

Freehold

Notice

Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyer to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check with their independent legal representative to confirm any of the above details.



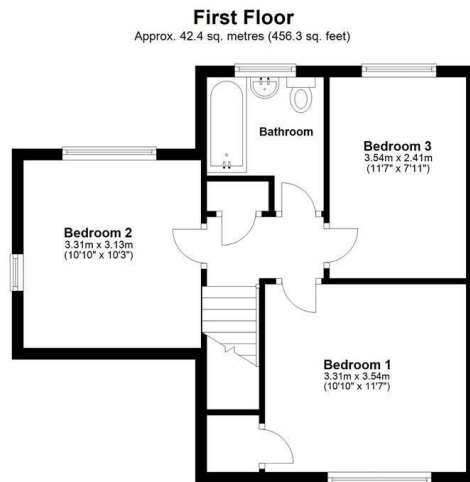
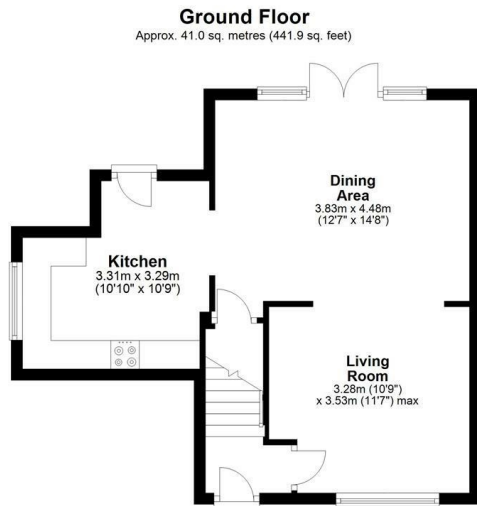
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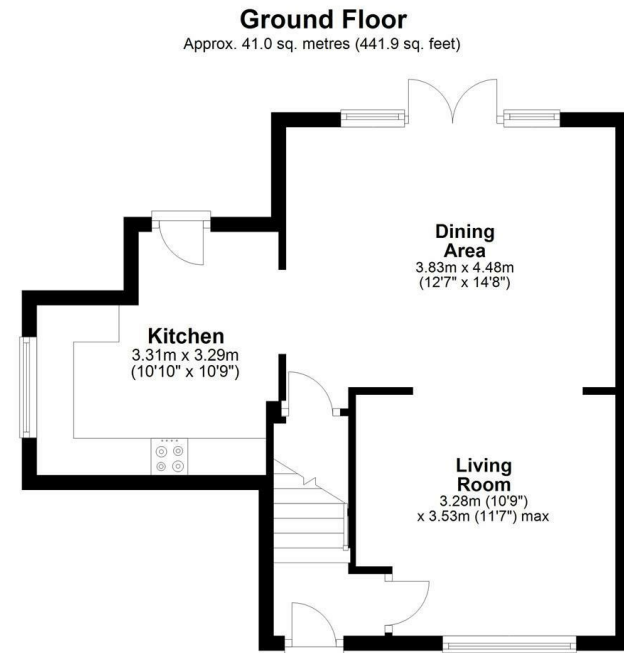
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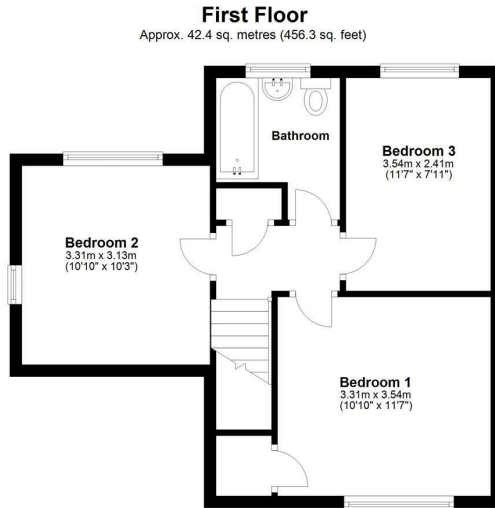




Total area: approx. 83.4 sq. metres (898.2 sq. feet)  
This floorplan has been created and is owned solely by Alan Francis Estate Agents  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

