



To arrange a viewing  
please call 01908 675747

Welcome to this stunning semi-detached house located on the desirable Knibb Drive in Hanslope, Milton Keynes. This property boasts two reception rooms, three bedrooms, and two bathrooms, making it an ideal home for a family or those who love to entertain.

As you step inside, you'll be greeted by a beautifully upgraded interior that exudes modern elegance. The highlight of the house is the sleek kitchen equipped with integrated appliances, perfect for whipping up delicious meals for your loved ones.

The master bedroom comes with its own en suite, offering a touch of luxury and convenience. Additionally, there is a downstairs cloakroom for added practicality.

One of the standout features of this property is the landscaped rear garden, complete with a charming summerhouse. Imagine spending sunny afternoons relaxing in your own private oasis or hosting gatherings with friends and family in this delightful outdoor space.

Don't miss the opportunity to make this house your home and enjoy the perfect blend of comfort, style, and functionality. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Knibb Drive.

- Modern Kitchen/Diner with Integrated Appliances
- En Suite to Master Bedroom
- Downstairs Cloakroom
- Private Rear Garden with Summerhouse
- Driveway Parking
- Quiet Village Location

### LOCATION: HANSLOPE

Hanslope is an old village situated to the North of Milton Keynes. The village has many local pubs, shops, a post office, GP surgery and many other useful facilities. The centre of the village contains some fine old buildings of limestone or red brick with thatched or slate roofs. Education is at Hanslope Primary school and Radcliffe Middle School. In addition there are plenty of countryside walks and the village displays one of the highest steeples in the UK and is popular with equestrian enthusiasts.

### ENTRANCE HALL

### LOUNGE

14'9" x 12'4"

### HALL

### DOWNSTAIRS CLOAKROOM

### KITCHEN/DINER

15'5" x 12'4"



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#### LANDING

#### MASTER BEDROOM

11'10" x 10'1"

#### EN SUITE

#### BEDROOM TWO

9'7" x 8'4"

#### BEDROOM THREE

9'0" x 6'10"

#### FAMILY BATHROOM

#### PRIVATE REAR GARDEN

#### DRIVEWAY PARKING

#### TENURE

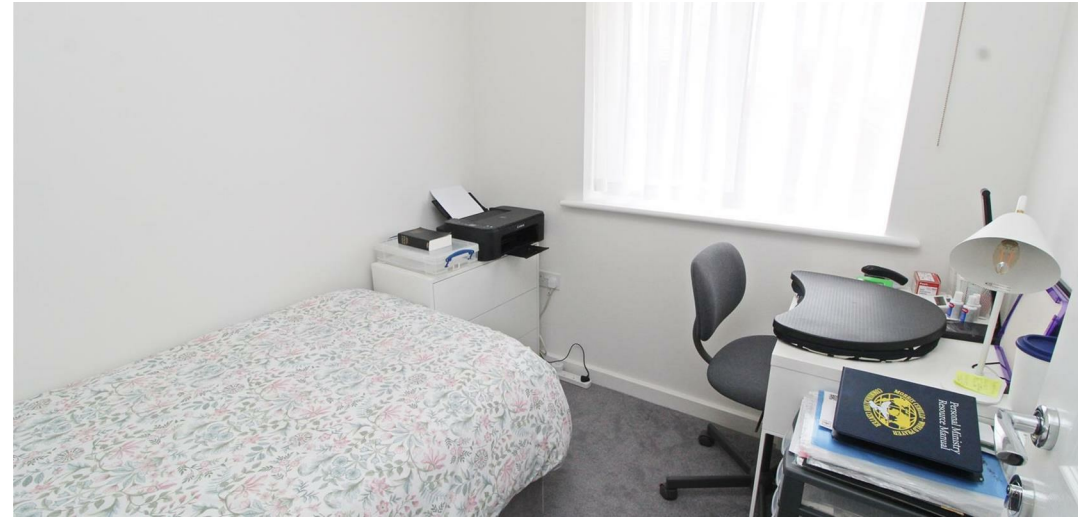
Freehold

#### NOTICE

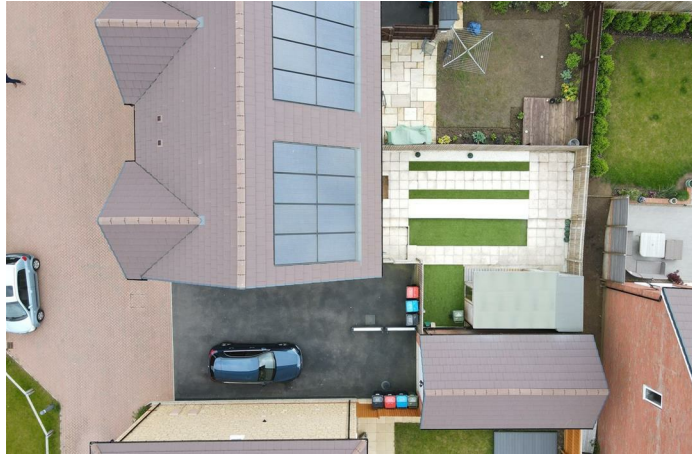
Please note that we have not tested any internal fixtures or carried out any structural surveys. We advise all buyers to check all aspects of the property and although the details above have been described to the best of our abilities we would advise any buyer to carry out their own checks and to check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



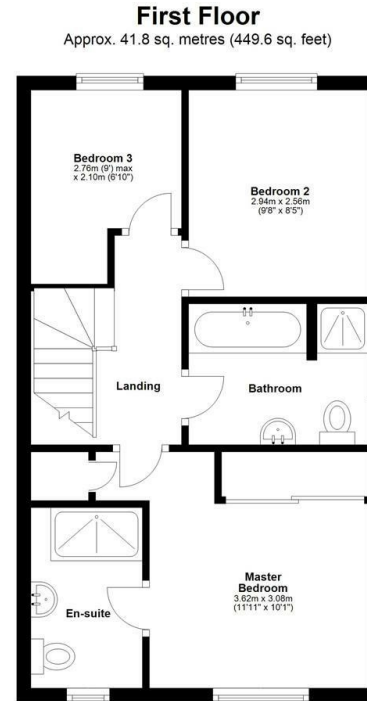
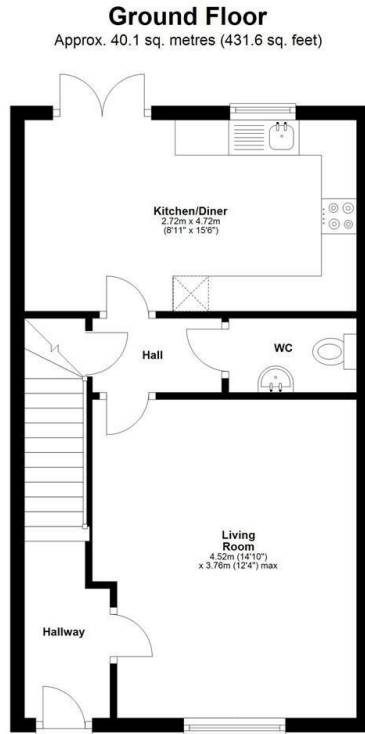
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Total area: approx. 81.9 sq. metres (881.2 sq. feet)

This floorplan has been created and is owned solely by Alan Francis Estate Agents  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	94	

England & Wales 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

