

Property details approval form

6 Luxborough Grove, Furzton, Milton Keynes, Buckinghamshire, England, MK4 1LX

Date: 19 March 2024

Property Ref and Version: OXP105622 - 0002

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£1,250,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > RARE 5 BEDROOM DETACHED HOME WITH LAKE VIEWS
- > FOUR RECEPTION ROOMS
- > KITCHEN/BREAKFAST ROOM
- > UTILITY ROOM
- > FOUR BATHROOMS
- > FRONT AND REAR GARDENS
- > DOUBLE GARAGE
- > DRIVEWAY FOR SEVERAL VEHICLES

○ Short Description

STUNNING FIVE DOUBLE BEDROOM FAMILY HOME ON THE LAKE Set over two floors this DETACHED property offers kitchen/breakfast room, FOUR RECEPTION ROOMS, cloakroom, five bedrooms, THREE EN SUITES , family bathroom, driveway for MULTIPLE VEHICLES and DOUBLE GARAGE.

○ Long Description

Connells are delighted to bring to this rarely available five bedroom detached family home with breath taking lake views. Opening the front door you are greeted with an impressive size hallway, cloakroom, study, living room with a charming fireplace and french doors opening out onto the pretty rear garden. There is also a dining room, fitted kitchen/breakfast room with utility room and generous sized conservatory looking out onto the rear garden. Up the staircase to the first floor there is a good sized landing which leads off to all five bedrooms and the four piece family bathroom. The master suite has two sets of french doors opening out onto an elegant balcony with amazing views of the lake, fitted wardrobes, four piece en suite and bedroom five is currently being used as the bedrooms walk in wardrobe. Bedrooms two and three also have en suites. Outside has a rear garden with lawn and patio area. The front of the property has a lawn and patio to sit back and enjoy the stunning views of the lake. There is also a double garage and parking for multiple vehicles. This property has ample amounts of space for a growing family and is in one of Milton Keynes prime locations. Call our Oxley Park branch on 01908 330751 for more details on this magnificent property.

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○ Room Description

Ground Floor

Entrance Hall

Double glazed door opening onto hallway. Stairs rising to first floor with under stair cupboard. Lobby leading to double garage. Wall mounted radiator.

Cloakroom

Double glazed window. Housing low level WC and wash hand basin. Wall mounted radiator.

Study

9' 10" x 14' (3.00m x 4.27m)

Double glazed window to front aspect. Wall mounted radiator.

Living Room

22' 4" x 12' (6.81m x 3.66m)

Double glazed french doors opening out onto the rear garden. Fireplace with double glazed windows either side. Wall mounted radiator.

Dining Room

9' 11" x 14' 2" (3.02m x 4.32m)

Double glazed windows and french door opening out onto the conservatory. Wall mounted radiator.

Kitchen/Breakfast Room

12' 11" x 21' 4" (3.94m x 6.50m)

Double glazed window to side aspect. Fitted kitchen with a mix of wall and base level units, works surfaces incorporating a one and half bowl sunken sink unit. Cooker hood with space for a range style oven and fridge freezer. Wall mounted radiator and built in storage cupboard. Archway leading to conservatory

Conservatory

24' 9" x 17' (7.54m x 5.18m)

UPVC and brick structure. Double glazed french doors opening out onto the rear garden.

Utility Room

7' 2" x 5' 5" (2.18m x 1.65m)

Double glazed door. Work surface incorporating a sink unit and under counter cupboard. Space for washing machine and tumble dryer. Wall mounted radiator.

First Floor Landing

Stairs rising from ground floor. Two built in storage cupboards.

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○ Room Description

Bedroom One

16' 8" x 16' 9" (5.08m x 5.11m)

Two sets of double glazed french doors opening onto the balcony. Fitted wardrobes and wall mounted radiators.

En Suite

Double glazed window to side aspect. Suite comprises of low level WC and wash hand basin. Shower cubicle and bath with mixer taps and shower hose. Wall mounted radiator.

Bedroom Two

10' 7" x 16' 2" (3.23m x 4.93m)

Double glazed window to rear aspect. Wall mounted radiator.

En Suite

Double glazed window to rear aspect. Suite comprises of low level WC and wash hand basin. Double shower cubicle and wall mounted radiator.

Bedroom Three

13' x 12' 11" (3.96m x 3.94m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

9' 6" x 14' 3" (2.90m x 4.34m)

Double glazed windows to front and side aspect. Wall mounted radiator.

Bedroom Five/Dressing Room

12' 1" x 15' 4" (3.68m x 4.67m)

Double glazed window to front aspect. Fitted wardrobes and wall mounted radiator.

Bathroom

Double glazed window to side aspect. Suite comprises of low level WC and wash hand basin. Shower cubicle and bath with mixer taps and shower hose. Wall mounted radiator.

Outside

Front Garden

Laid to lawn and patio front garden overlooking the lake.

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○ Room Description

Rear Garden

Laid to lawn and patio rear garden boarded with flowers beds and mature trees and shrubs. Wooden surround fencing with gated access.

Garage

Double garage with electric door.

Parking

Parking for multiple vehicles

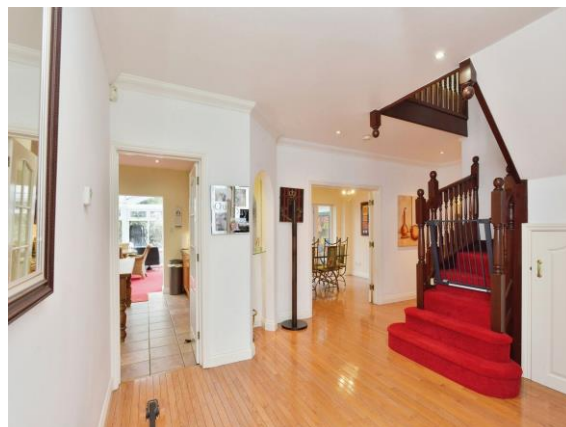
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○ Property Images



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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Conor Ryan		
Mr C. Taylor		