



Leckhampstead Road, Wicken, MK19 6BY



19 Leckhampstead Road  
Wicken  
Northamptonshire  
MK19 6BY

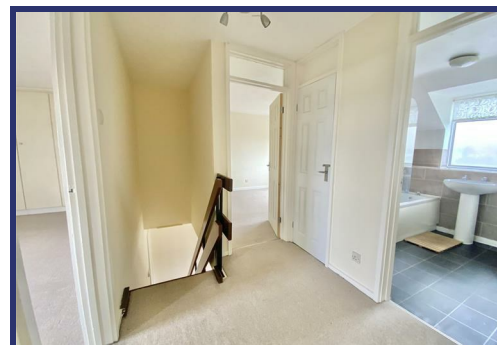
£380,000

**A rare chance to own a 4 bedroom semi detached house in this lovely village lane setting on the edge of the village with countryside views.**

The house has accommodation set on two floors comprising; an entrance hall, cloakroom, two reception rooms – one with an open fireplace - and a modern fitted kitchen. On the first floor there are 4 good size bedrooms and a family bathroom. The property has a large and useful attic space. Outside the property has a driveway providing off-road parking, low maintenance rear garden with countryside views and a garage/workshop (formerly a double length garage).

Wicken is a picturesque and unspoiled village which has seen little development and the the property has a lovely village setting with countryside views to the rear. Properties of this type and size are rarely available in this sought after village and early viewing is therefore recommended.

- Semi Detached House (A unique Pair)
- 4 Bedrooms
- 2 Reception Rooms - Lounge with Fireplace
- Cloakroom
- Front & Rear Gardens
- Driveway & Carport
- Edge of Village Location with Views to Rear
- NO ONWARD CHAIN





### Ground Floor

Double doors open to the entrance hall which has a tiled floor and doors to the cloakroom and dining room.

The cloakroom has a WC, wash basin, a window to the side.

The dining room/sitting room, located to the front, has a large window, open-tread stairs to the first floor and door to the living room and open doorway to the kitchen.

The living room has an open fireplace with a tiled hearth, French doors and glazed side panels to the rear, window to the side.

The kitchen has a range of units to floor and wall levels, wooden worktops and an integrated electric hob and double oven. Space for appliances. The lobby area has exposed brick walls and French doors opening to a small utility area with door to the rear garden and window to the side.

### First Floor

The landing has access to a large attic space via a pull-down ladder. The cut roof design offers a large unobstructed storage space and may even suit conversion subject to any necessary consent. Airing cupboard and doors to all rooms.

Bedroom 1 is a large double bedroom located to the rear with windows to the side and with far reaching countryside views. Fitted wardrobes spanning one wall, and eaves storage cupboard.

Bedroom 2 is a double bedroom located to front with a walk-in wardrobe and a vanity unit and wash basin.

Bedroom 3 is located to the rear with far reaching countryside views.

Bedroom 4 is located to the front with an attractive views to period properties and countryside beyond.

The bathroom has a suite comprising WC, wash basin and bath with shower over, part tiled walls, and a window to the front.

### Outside

The front garden is laid with lawn and has a part sloping driveway providing off-road parking for two cars – one in a covered carport which has gated access to the rear garden.

The rear garden has a patio area with steps up to the lawn which has some stocked beds. Small brick outhouse and oil tank. The gardens are enclosed by picket fencing, wire fencing and shrubs. The property backs onto a neighboring garden with lovely countryside views.

### Heating

The property has oil fired boiler to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: D

### Location - Wicken

Wicken is a small West Northamptonshire village which has seen little development and retains a quaint character feel. It is served with a local pub, Church, and is located just a short drive from Deanshanger village which has extensive facilities including several grocery stores, food takeaways, community centre with library and a full range of schooling from preschool to 6th form. Wicken has good access to both historic towns of Stony Stratford and Buckingham (with the highly regarded Royal Latin Grammar School) and is within a short distance of several private schools.

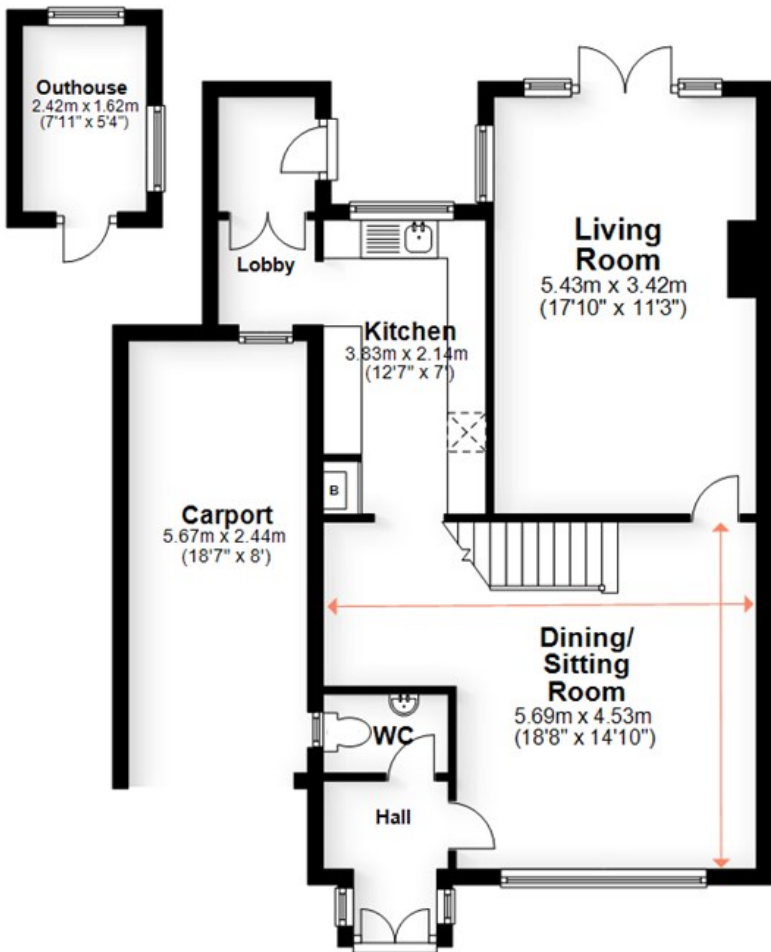
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

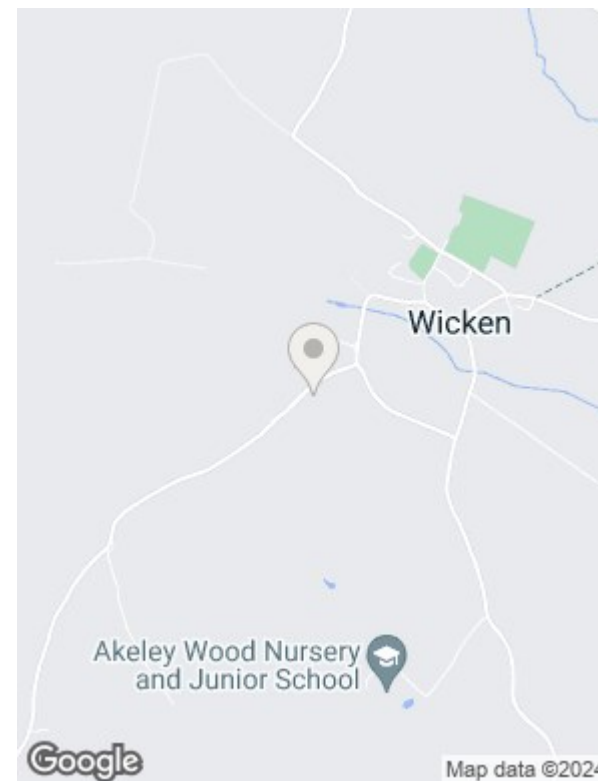
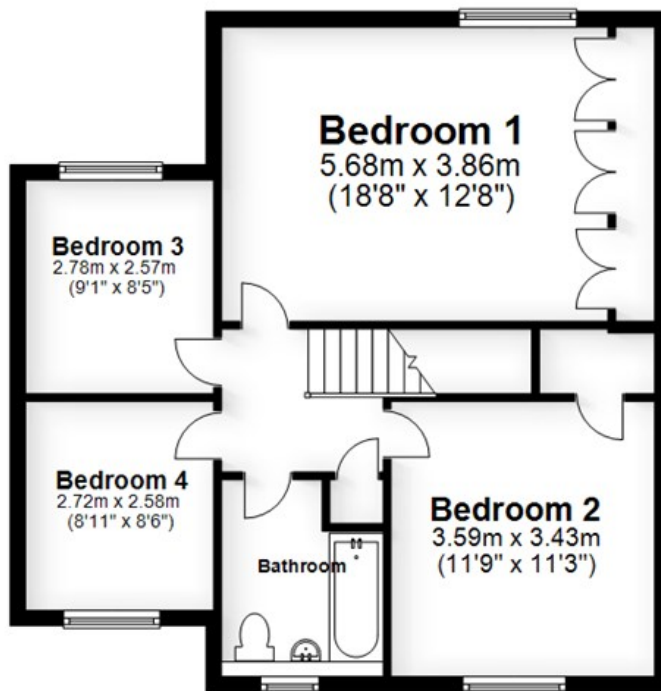




### Ground Floor



### First Floor



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

