



Langlands, Lavendon, MK46 4EP



5 Langlands  
Lavendon  
Bucks  
MK46 4EP

**Asking Price £270,000**

**An opportunity for those looking to put their own stamp on a property. This spacious modern three bedroom semi detached property would benefit from some improvement and a sympathetic upgrade would surely enhance its value.**

The accommodation comprises: Entrance lobby, Sitting room with open fireplace, Dining room, Kitchen, Three bedrooms, Bathroom, Attached garage, Gas fired central heating and gardens to front and rear.





### Ground floor

Entrance porch - Built in cupboard, Upvc door and side panel.

Lounge - Stone built open fireplace. Window to the front elevation. Door with glazed side panel to dining room. Staircase to first floor. Radiator.

Dining room - Window to rear elevation. Radiator.

Kitchen - Single drainer sink unit with cupboard under. Range of cupboard units to base and high levels. Plumbed for an automatic washing machine. Tiling to floor and walls. Recessed ceiling lighting. Window to the rear elevation. Built in storage cupboard. Door to garden.

### First Floor

Landing - Access to loft space. Airing cupboard.

Bedroom One - Window to the rear elevation. Radiator.

Bedroom Two - Window to the front elevation. Radiator

Bedroom Three - Built in cupboard over stairs. Window to the front elevation. Radiator.

Bathroom - Fully tiled and comprising: Suite of panelled bath with electric shower and screen, wash basin and WC

### Outside

Garden to the front with driveway to an attached garage with power and light. Gate to the side of the property opens to a walkway leading to the rear garden which is fenced to either side.

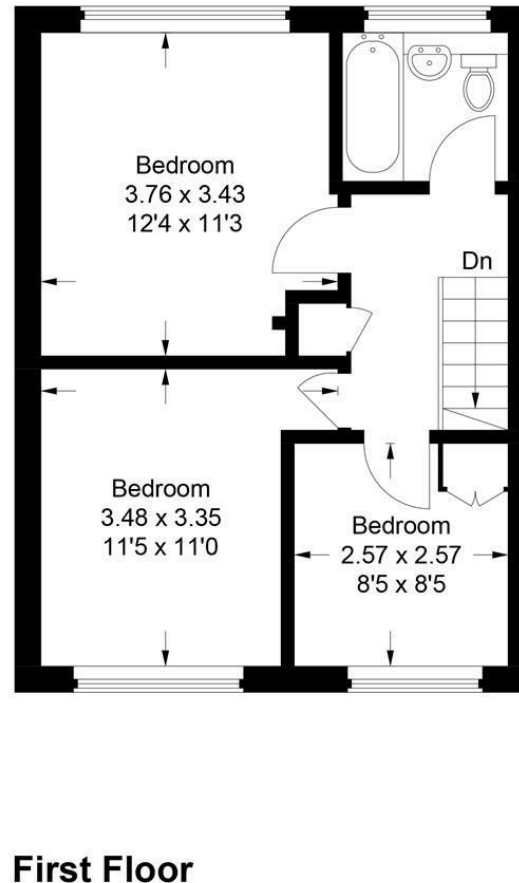
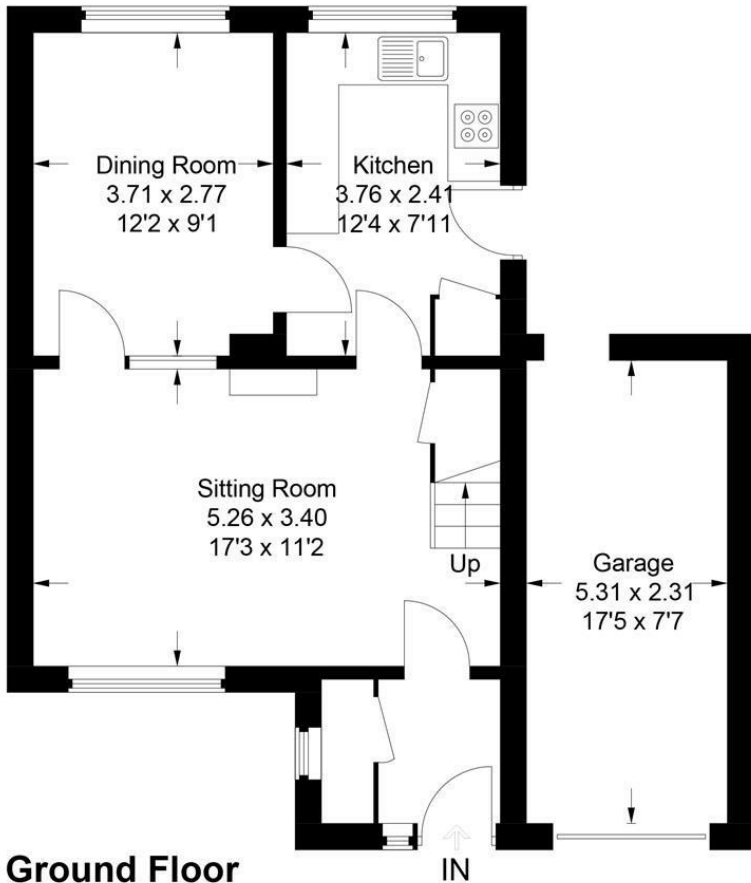
### Disclaimer

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. Some items may be available subject to negotiation with the Vendor.



Approximate Gross Internal Area  
 Ground Floor = 42.7 sq m / 460 sq ft  
 First Floor = 38.8 sq m / 418 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 93.7 sq m / 1,009 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		50	69
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

