



Kenchester, Bancroft, MK13 0QP



10 Kenchester
Bancroft
Milton Keynes
MK13 0QP

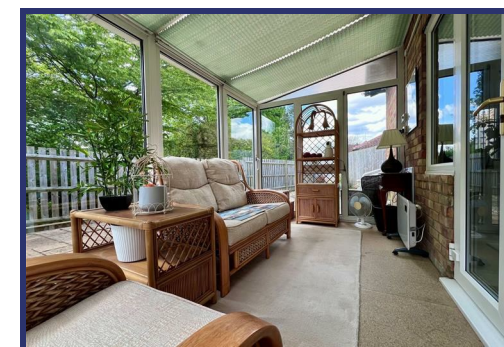
£435,000

Welcome to this well presented detached bungalow situated in a cul de sac location in the pleasant area of Bancroft in Milton Keynes.

This delightful bungalow boasts three bedrooms, the lounge/dining area with its vaulted ceiling adds a touch of elegance and spaciousness to the property, creating a welcoming atmosphere for entertaining.

In brief the accommodation comprises, entrance hall, lounge/dining, kitchen, two conservatories, three bedrooms, with an en-suite to the master and a family bathroom. To the exterior there is a single garage and a wrap around garden.

- DETACHED BUNGALOW
- THREE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- LOUNGE/DINING WITH VAULTED CEILING
- TWO CONSERVATORIES
- GAS TO RADIATOR CENTRAL HEATING
- GARAGE
- WRAP AROUND GARDEN
- INTERNAL VIEWING RECOMMENDED





Accommodation

The property is entered via a UPVC double glazed front door into the entrance hall which gives access to bedrooms one, two and the family bathroom. A further door leads into the inner hallway.

The inner hallway has access to the loft, doors to the kitchen and bedroom three. Steps lead down to a spacious lounge/dining area which has a part vaulted ceiling and wood flooring. This is a triple aspect room with double glazed windows to either side aspects and glazed French doors lead to the conservatory.

The conservatory is of UPVC double glazed construction with two sets of sliding doors leading to the rear garden.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven and a four ring electric hob with extractor hood over. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Space for a further under-counter appliance. Double glazed window and door leading to a second conservatory which is of UPVC double glazed construction with two separate doors leading to the exterior.

Bedroom one has a double glazed window to the side aspect. Door to the en-suite comprising low level w.c., pedestal mounted wash hand basin and a shower cubicle. Obscure double glazed window to the side aspect. Bedroom two is of double size with a double glazed window to the side aspect. Bedroom three has a double glazed window to the side aspect.

The family bathroom has a suite comprising low level w.c. with a vanity cupboard under, and a panel bath with shower over. Obscure glazed porthole window to the front aspect.

Gardens

A path leads to the front of the bungalow which has a pathway leading to either side, both with a gated side access leading to the gardens. An area to the side is laid to lawn with steps down to

the rear of the bungalow which has a paved seating area and an area laid to gravel with raised beds. This area is fully enclosed by a timber fence.

Garage

The garage is located to the front of the bungalow and has a roller-shutter electric front door. Power and light connected. A personal door is located at the rear and leads to the front of the bungalow. There is a driveway in front of the garage.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Location - Bancroft

Bancroft is located in the Northern region of Milton Keynes and is within easy access to the A5, MK Central and is just a 15 minute walk through and along luscious parkland and canal side to Wolverton Railway station. This offers a regular and direct service to London Euston. Bancroft Park is just a stones through from the property which includes an abundance of wildlife and history. Amenities include; shops, community centre and Ofsted 'Outstanding' schooling.

Disclaimer

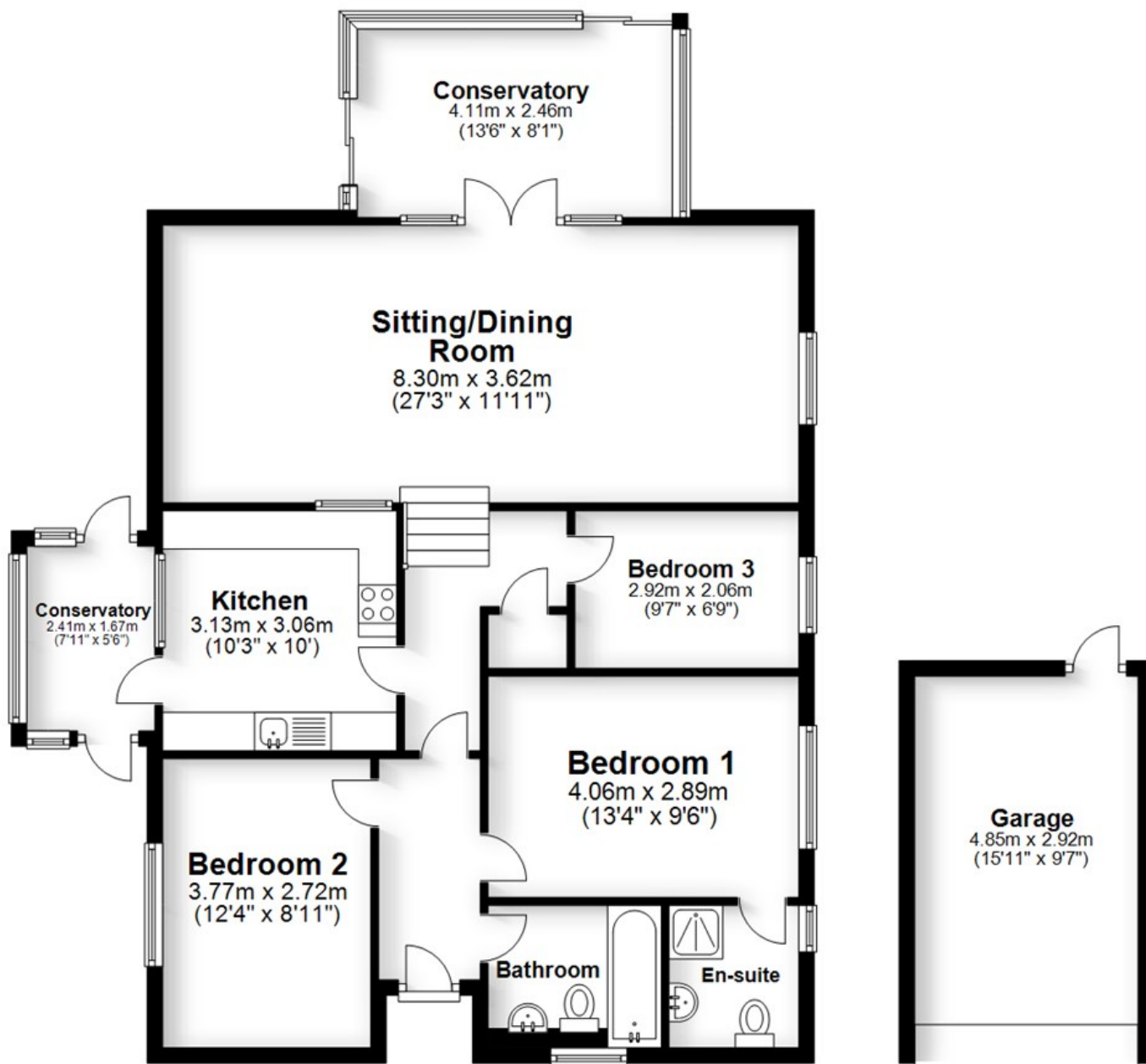
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





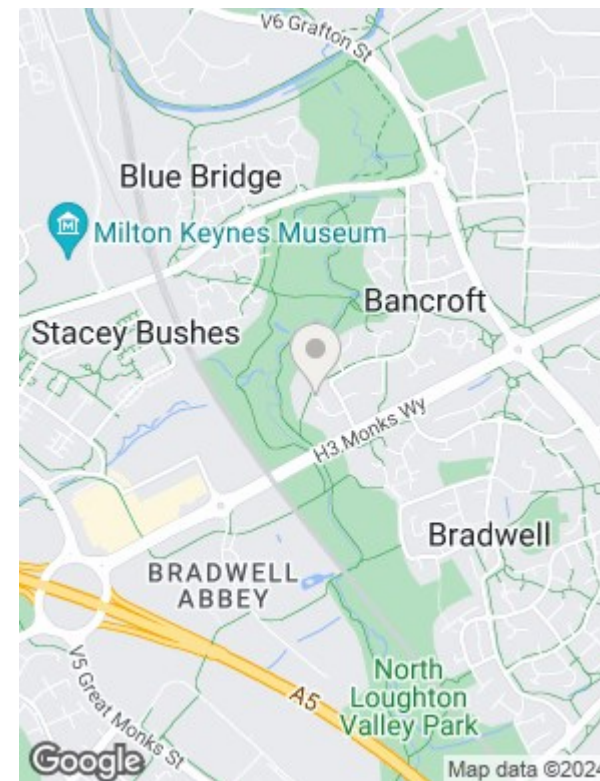
Ground Floor

Approx. 102.5 sq. metres (1102.8 sq. feet)



Total area: approx. 102.5 sq. metres (1102.8 sq. feet)

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.



Viewing Arrangements

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

