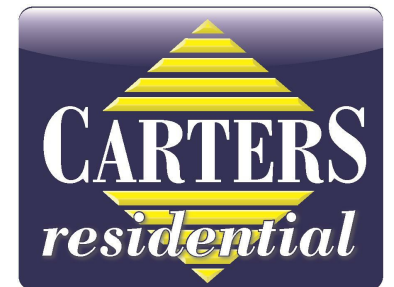




Patricks Lane, Deanshanger, MK19 6HS



14 Patricks Lane
Deanshanger
Northamptonshire
MK19 6HS

£235,000

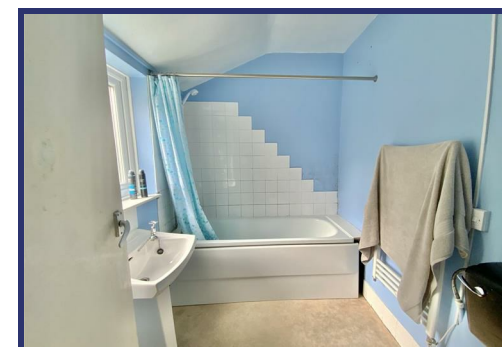
A two bedroom end of terrace Victorian cottage requiring some updating. The cottage is situated in a lovely location fronting a Green.

The property has accommodation set on two floors comprising; two reception rooms, kitchen, and a bathroom. On the first floor there are two double bedrooms. The property has a small front garden and a good size rear garden.

The cottage is situated in an attractive location fronting a Green and a small brook. It sits within the conservation area of the village and is a short walk to the schools, pub, and convenience shop.

Offered for sale with no onward chain.

- End Terrace Victorian Cottage
- Two Reception Rooms
- Two Double Bedrooms
- Kitchen & Bathroom
- Fireplaces
- Lovely Setting Overlooking Green
- Requires Some Updating
- NO ONWARD CHAIN





Ground Floor

A front door opens to the living room which has a tiled fireplace, sliding sash window to the front with a lovely view over a green, electric heater, and a period panel door to the dining room.

A separate dining room has a feature fireplace with a range fitted, cupboard built into the chimney breast recess, UPVC double glazed window to the rear, door to the stairs rising to the first floor, electric heater and an open doorway to the kitchen.

The kitchen has a range of floor level units with work surfaces over, sink unit and space for appliances. Open doorway to hot water cylinder and a door to the bathroom.

The bathroom has a suite comprising WC, wash basin and bath with shower over. Window to the side.

First Floor

The landing has access to the loft and doors to both bedrooms.

Bedroom one is a double bedroom located to the front with a period cast iron fireplace, sliding sash window to the front with attractive views over the Green and Brook, and an electric heater.

Bedroom two is a double bedroom located to the rear with a UPVC double glazed window overlooking the garden and open aspect to the rear.

Outside

A small front garden with a path leading to the front door. Pathway to the side leading to the rear garden.

The rear garden is enclosed by fencing, currently overgrown.

Heating

Heating is via individual electric heaters

Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

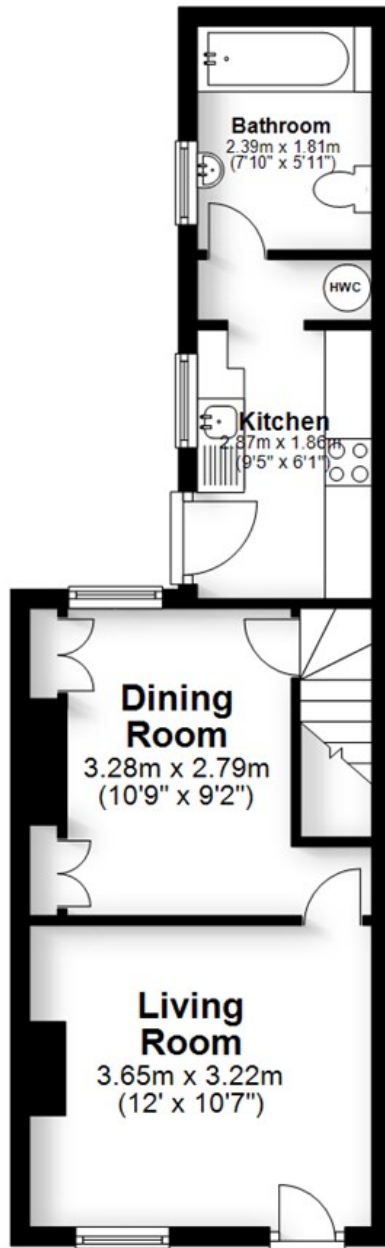
Disclaimer

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.



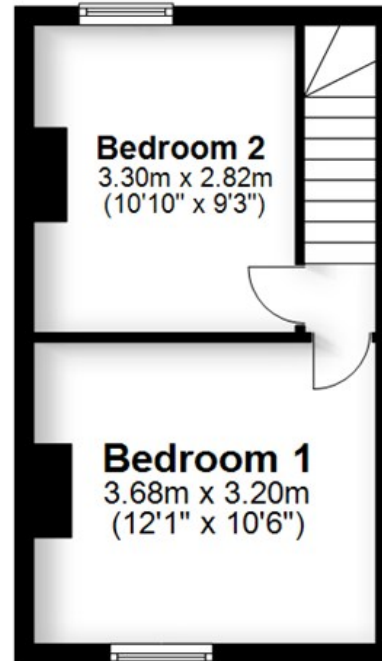
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



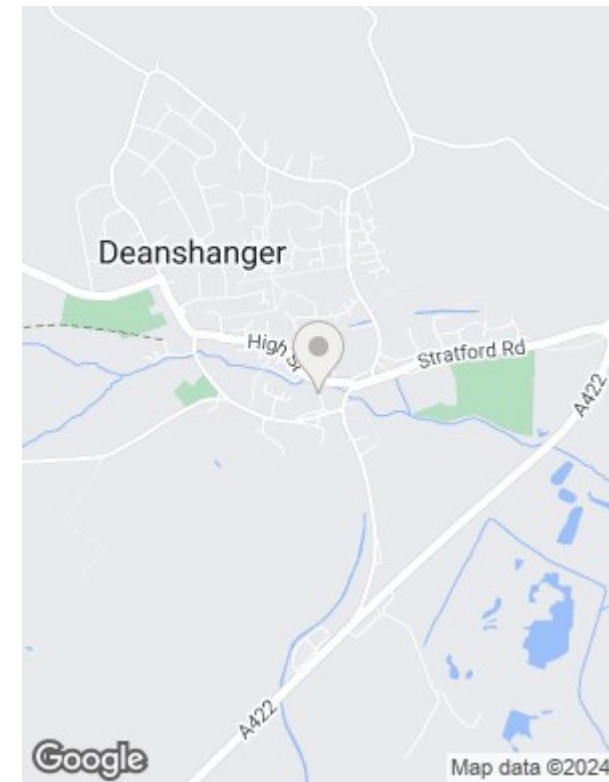
First Floor

Approx. 24.3 sq. metres (261.1 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 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

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



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

