



Western Drive, Hanslope, MK19 7LB



69 Western Drive  
Hanslope  
Hanslope  
Buckinghamshire  
MK19 7LB

£360,000

**An extended 3 bedroom detached house with driveway, carport, garage and a large rear garden, in a popular village location.**

The property has been extended to the rear and comprises; an entrance hall, cloakroom, lounge/dining room, garden room and kitchen. On the first floor there are 3 bedrooms and a bathroom. Outside the property has front garden, driveway, carport, garage and a large rear garden.

Western Drive is a popular small development close to the village facilities such as school, church, pubs, shops and doctors surgery.

- Extended Detached House
- 3 Bedrooms
- L' Shape Lounge/ Dining Room
- Extended Garden/ Sitting Room
- Cloak Room
- Parking for Several Cars, Carport & Garage
- Large Landscaped Rear Garden - Around 95ft
- Popular Village Location Close to Facilities





### Ground Floor

A sliding door opens to a small porch with a door to the entrance hall.

The entrance hall has stairs to the first floor, window to the side, under stairs cupboard and doors to most rooms.

A cloakroom has a suite comprising WC, wash basin and a window to the side.

An L shaped lounge dining room has a window to the front, feature fireplace and patio doors opening to the garden room at the rear.

The garden room/sitting room has patio doors opening to the rear garden and a window to the side.

The kitchen has a range of units to floor and wall levels, work tops, sink and space for appliances. Window to the rear and door to the side .

### First Floor

The landing has a window to the side, storage cupboard and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a range of fitted and built-in wardrobes and dressing table.

Bedroom 2 is a double bedroom located to the rear with fitted and built-in wardrobes.

Bedroom 3 is a single bedroom located to the front with a cupboard housing the gas central heating boiler.

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

### Outside

A front garden has stocked beds and borders and there is blocked paving and gravel off-road parking for several cars, including behind the double gates, which leads to the carport at the side of the property, with security light. Access to the rear garden and garage.

A highlight of the property is a large and beautifully landscaped rear garden, extending to around 95ft. in length, with patios, lawns, beds and borders and mature trees and shrubs. Garden pond. Outside tap. There is a utility area with garden shed and greenhouse to the far end. The gardens are enclosed by fencing.

### Garage

A modern replacement prefabricated single garage was added in recent times. Power and light.

### Heating

The property has gas to radiator central heating with thermostat control on the radiators

### Windows

The property has UPVC double glazed windows and doors.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: D

### Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes all of which offer extensive shopping and leisure facilities. The village boasts a primary school, shops, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.

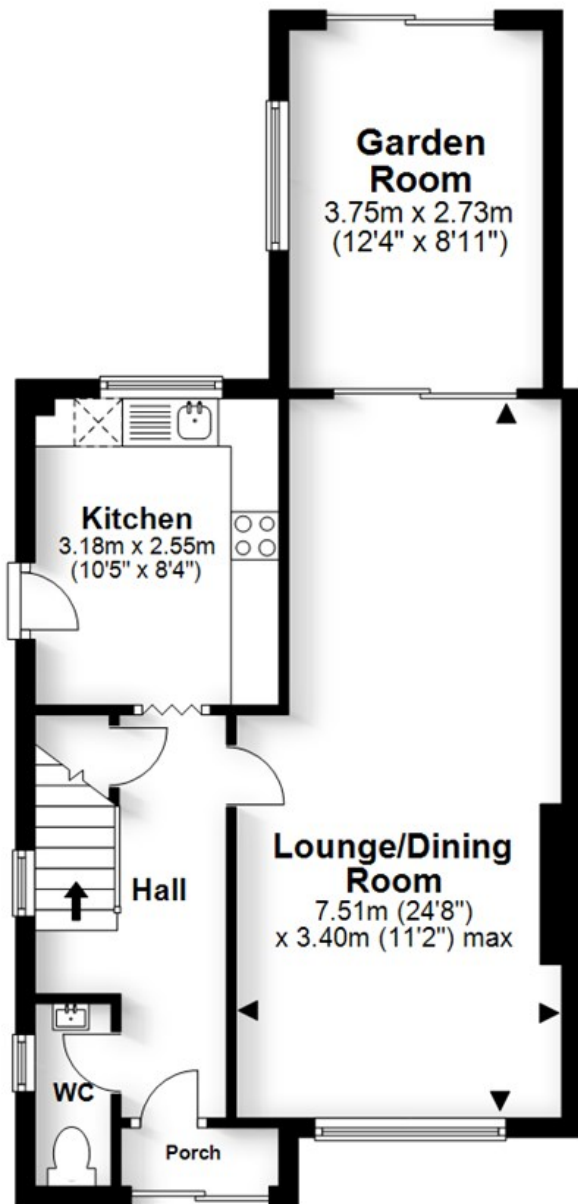






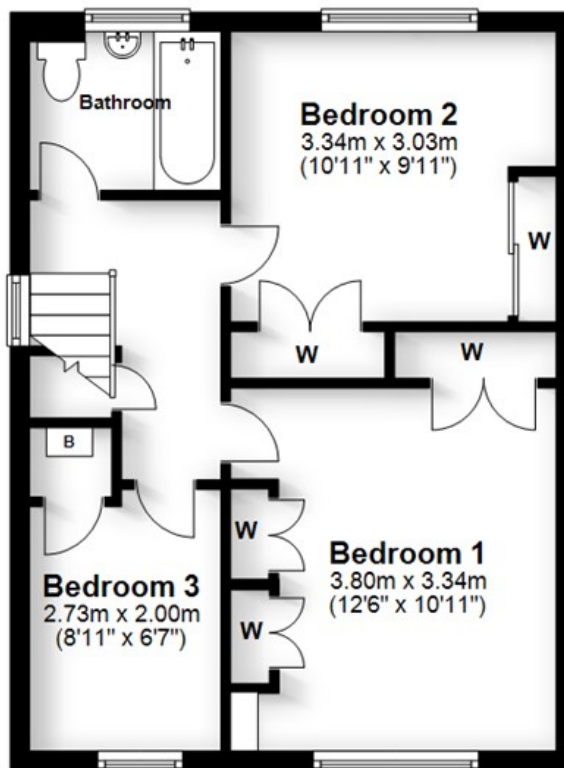
## Ground Floor

Approx. 53.6 sq. metres (576.6 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 94.9 sq. metres (1021.4 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                                   |  | 59                      | 80        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

