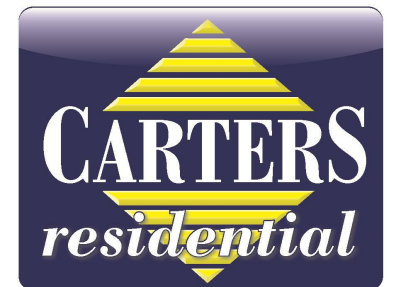




Kenchester, Bancroft, MK13 0QP



15 Kenchester
Bancroft
Bancroft
Milton Keynes
MK13 0QP

£450,000

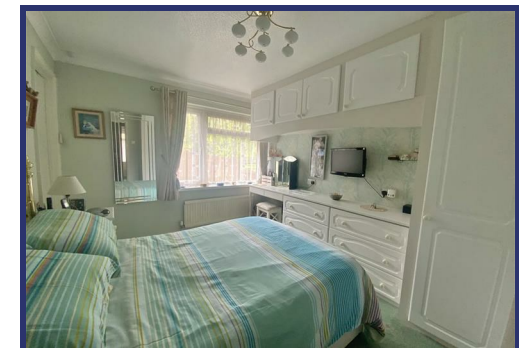
A well presented 3 bedroom detached bungalow located in the corner of cul-de-sac - adjacent to the picturesque Bancroft Park parkland.

The bungalow comprises; an entrance porch, hall, large open plan lounge/dining room, fitted kitchen, conservatory, 3 bedrooms to include a master bedroom with an en-suite shower room and a main shower room. Outside the property has gardens to all sides, a driveway and garage.

It has an enviable location in the corner of a small cul-de-sac and sitting adjacent to, and with views over, attractive parkland and to include the Bancroft Roman Villa and MKs' concrete cows! Bancroft Park is just a few minutes drive from Central Milton Keynes and the railway stations at CMK and Wolverton.



- Detached Bungalow
- 3 Bedrooms
- 2 Shower Rooms (One En-suite)
- Large Lounge/ Dining Rom with Feature High Ceiling
- Fitted Kitchen with Appliances
- Conservatory
- Gardens to All Sides
- Garage, Driveway, and Further Gated Parking Area
- FABULOUS SETTING ADJACENT TO PARKLAND
- Disability Access Facilities Included





Accommodation

The front door opens to a porch with a further door to the entrance hall which has doors to all rooms and three steps down to the living room. (Stair lift for the three steps is available).

A large lounge/ dining room has a high ceiling with a feature cathedral style vault with high-level glazing, flooding the room with light along with windows to the front, rear and patio doors opening to the conservatory. Recently installed electric fire with marble surround.

The conservatory of brick and double glazed construction with a poly-carbonate roof and French doors opening to the gardens.

The kitchen has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. A range of integrated appliances include a gas hob, extractor hood, double oven and washing machine. Freestanding appliances to remain include a slimline dishwasher, tumble dryer and fridge/ freezer. Window and Door to the side

Bedroom 1 is a double bedroom with an extensive range of fitted bedroom furniture to include wardrobes, drawers and a dressing table. Window to the rear and door to the en-suite shower room. The en-suite shower room has a white suite comprising WC, wash basin and a shower cubicle. Tiled walls and a window to the rear.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is a single bedroom located to the rear – currently used as a study. Window to the rear.

The shower room has a white suite comprising WC and wash basin built into a vanity unit and a double sized shower cubicle. Tiled walls and the window to the front.

Garage and Parking

Brick built single garage with up and over door, rear pedestrian door, and a pitch tiled roof giving loft storage space.

Block paved drive to the front, with the option of additional parking behind the double gates.

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.

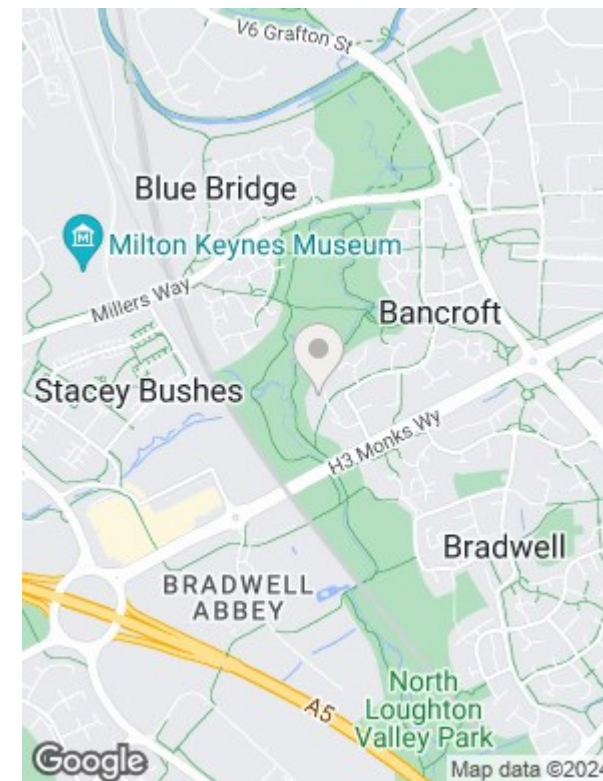
Disclaimer

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.

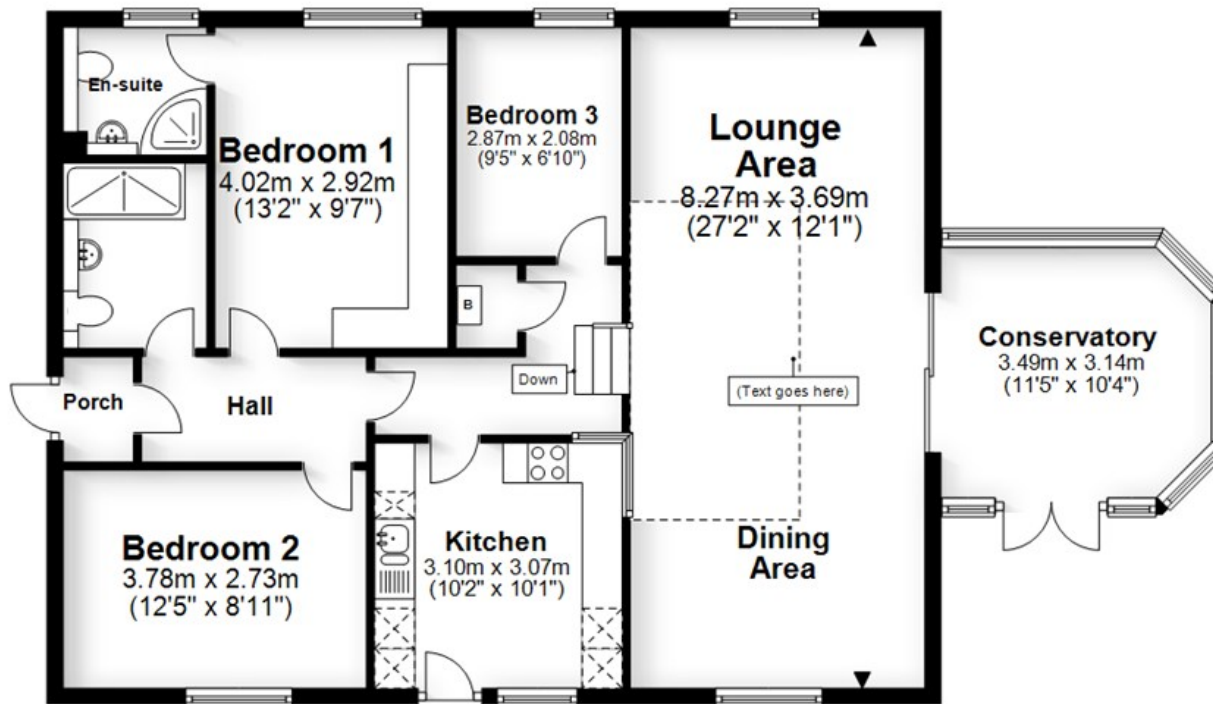








Ground Floor



Viewing Arrangements

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

- 01908 561010
- miltonkeynes@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		82
(69-80)	C	65	
(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	



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.