



The Limes, Milton Keynes, MK11 1ET





67 The Limes  
Stony Stratford  
Milton Keynes  
MK11 1ET

£485,000

**A large and extended 4 bedroom semi detached house in a tucked away position with good size gardens front & rear, extended garage/ workshop & solar panels.**

The property has an accommodation set on two floors comprising; a spacious entrance hall, cloakroom, separate living room and dining room, large kitchen/ breakfast room and utility room. Outside the property has good size, private and enclosed gardens to both the front and rear, an extended garage/workshop and driveway.

The property is well presented throughout and benefits from a new central heating boiler and solar panels.

It is located just a short walk from the town centre.

- Large Extended Semi Detached House
- 4 Bedrooms
- 2 Shower Rooms + Cloakroom
- 2 Reception Rooms
- Large Kitchen
- Utility Room
- Large Garage/ Workshop
- Private Gardens Front & Rear
- Solar Panels
- Short Walk to Town Centre







### Ground Floor

A spacious entrance hall has stairs to the first floor, wooden flooring and doors to the living room and dining room.

The living room has sliding patio doors overlooking the attractive front garden, and a feature stained glass window to the side.

A large separate dining room has French doors and glazed side panels overlooking the front garden, a built-in wine rack and dresser with cupboards and drawers. Sliding door to the kitchen/breakfast room.

The large extended kitchen/breakfast room has a range of units to floor and wall levels to include cupboards, drawers and display cabinets. Worktops, one and a half bowl sink unit, breakfast bar and a range of integrated appliances to include an induction hob, extractor hood, double oven, microwave and fridge. Larder cupboard under the stairs.

A utility room has floor and wall units, worktop and a sink unit. Space for washing machine and tumble dryer and integrated larder fridge and larder freezer. Large walk in airing cupboard housing the new gas central heating boiler and hot water cylinder.

The cloakroom has a WC, wash basin and a window to the rear.

### First Floor

The landing has access to the loft and doors to all rooms.

Bedroom 1 is a large suite with a double bedroom with plenty of space for a bed, wardrobes and furniture. It has a large en-suite shower room with a Duravit suite comprising, WC, bidet, wall mounted wash basin and large walk-in shower cubicle with glass screen. Tiled walls including attractive display niches and a window to the rear.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a double bedroom located to the front.

Bedroom 4 it's a single bedroom located to the front with a recess ideal for shelving.

A shower room has a suite comprising WC, wash basin and a shower cubicle. Window to the rear.

### Outside

The fully enclosed and large front garden offers as much privacy as the rear garden, and is laid with large patios, pathways, lawn and beds & borders. Enclosed by fencing.

There is a driveway to the front leading to the garage.

The rear garden has a block paved patio and the remainder is laid to lawn with sleeper beds planted with vegetables, fruit trees. The garden is enclosed by fencing with rear gated access onto the London Road, giving a shortcut to the town centre, just a few minutes walk away.

### Garage/ Workshop

Extended brick built garage/workshop with an up and over door,

side door, window to the rear and power and light. Work bench available.

### Heating & Solar Panels

The property has gas to radiator central heating with a new boiler installed November 2024.

Solar Panels.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

### Location - Stony Stratford

An attractive and historic coaching town referred to as the Jewel of Milton Keynes. The town is set on the north/western corner of Milton Keynes and is bordered to most sides by attractive countryside and parkland with lovely riverside walks. The attractive and well used High Street has many historic and listed buildings and offers a diverse range of shops that should suit all your day to day needs.

### 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

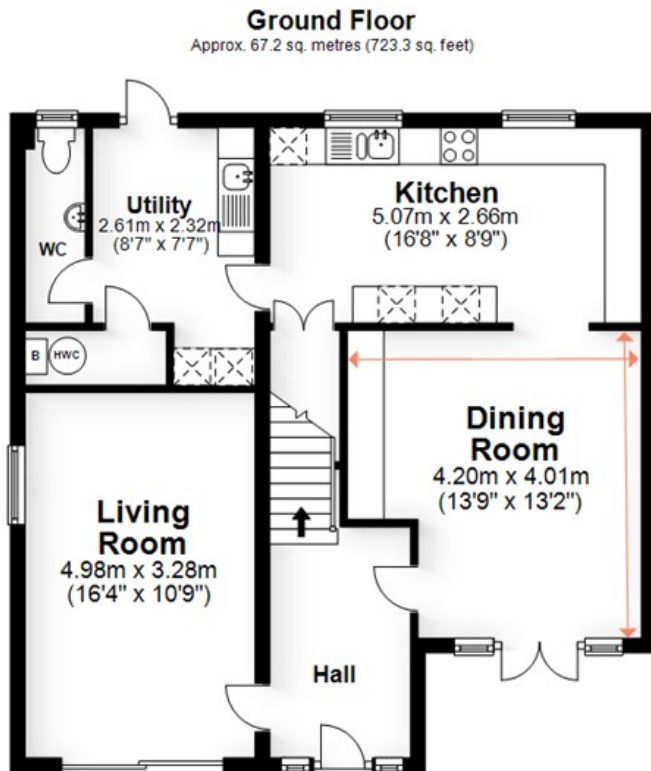
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



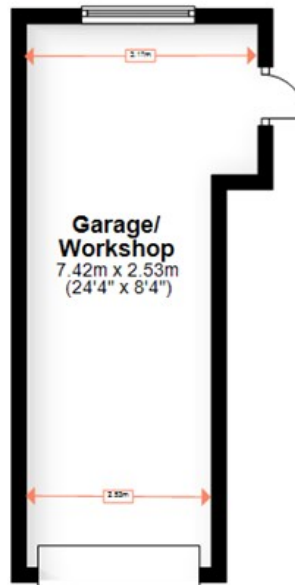




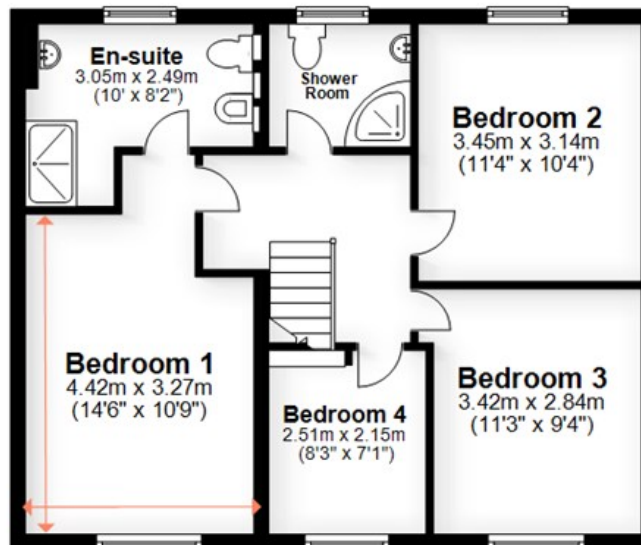




**Garage/ Workshop**  
Approx. 20.1 sq. metres (216.2 sq. feet)

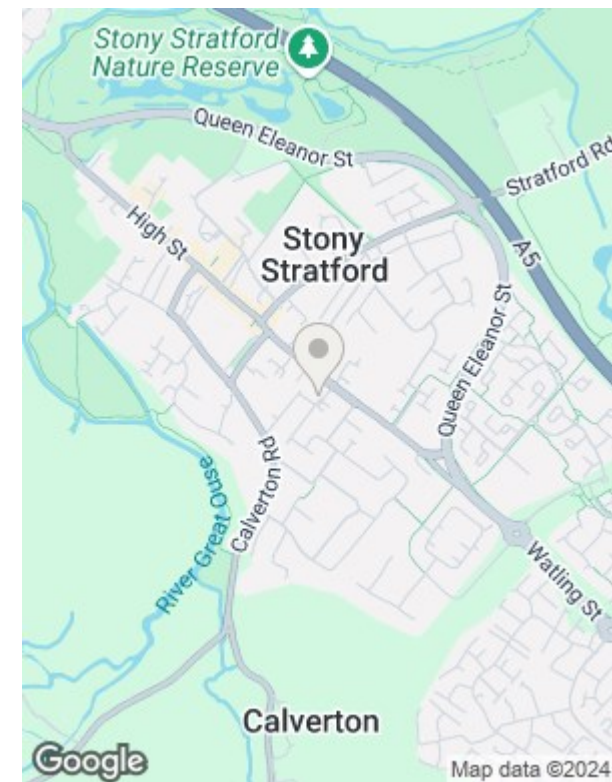


**First Floor**  
Approx. 58.2 sq. metres (626.3 sq. feet)



**Total area: approx. 145.5 sq. metres (1565.8 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

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			9
(81-91) B		81	
(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	

