



Westfield Avenue, Northamptonshire, MK19 6LJ



10 Westfield Avenue
Deanshanger
Northamptonshire
MK19 6LJ

£339,000

A spacious and extended 3 bedroom semi detached house on this popular development on the edge of the village, just a short walk to the local village shops and schools.

The property has a large two story rear extension and a conservatory extension and it has accommodation comprising; a porch, hall, ground floor shower room, study/ sitting room, living room, conservatory, and a large kitchen/dining room. On the first floor there are 3 bedrooms – one with an ensuite shower room, plus a family shower room. Outside the property has gardens to the front and rear with parking to the front.

- Extended Semi Detached House
- 3 Double Bedrooms (One is Almost 25ft Long!)
- 3 Shower Rooms (One is Ensuite)
- 2 Reception Rooms + Conservatory
- Large Kitchen/ Dining Room
- Driveway for 2 Cars
- Enclosed Rear Garden
- CHAIN FREE





Ground Floor

A front door opens to a porch which has a further door to the hall.

The hall has stairs to the first floor, attractive joinery with exposed woodwork and oak doors and part glazed oak doors to all rooms. Under stairs cupboard with gas central heating boiler.

A study/ sitting room has a bow window to the front.

A large kitchen/ dining room has a range of units around the perimeter with plenty of space for a dining table in the middle. Extensive units to floor and wall levels, extensive worktops, 1 1/2 bowl sink unit, range cooker with a 5 ring gas hob and space for other appliances. Tiled floor, window to the side. A lobby area has a door to the rear garden and door to the shower room.

The shower room has a white suite comprising WC, wash basin and double sized shower cubicle. Window to the side.

A living room has French doors opening to the conservatory.

The conservatory is of brick and UPVC double glazed construction with a polycarbonate roof and French doors to the rear garden.

First Floor

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

Bedroom 1 is located to the front and has an en-suite shower room with a suite comprising WC, wash basin and shower cubicle. Part tiled walls and window to the front.

Bedroom 2 is a large double bedroom - 24'8" long, with a window to the rear and a range of fitted wardrobes.

Bedroom 3 is a double bedroom located to the rear. The shower room has a suite comprising WC, wash basin and shower cubicle.

The front garden is laid with block paving providing off-road parking for at least two cars with side gated access leading to the rear garden

The rear garden has overgrown lawn and patio. Pre-fabricated concrete construction shed with a tiled roof. Enclosed by fencing

Outside

The front garden is laid with block paving providing off-road parking for at least two cars, with side gated access leading to the rear garden

The rear garden has overgrown lawn and patio. Pre-fabricated concrete construction shed with a tiled roof. Enclosed by fencing.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

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

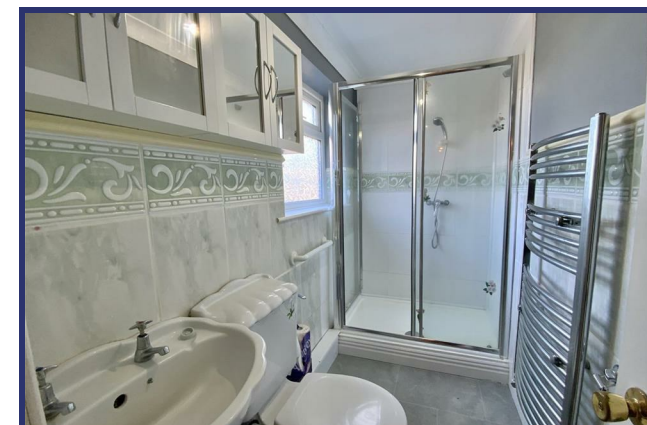
Location - Deanshanger

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.

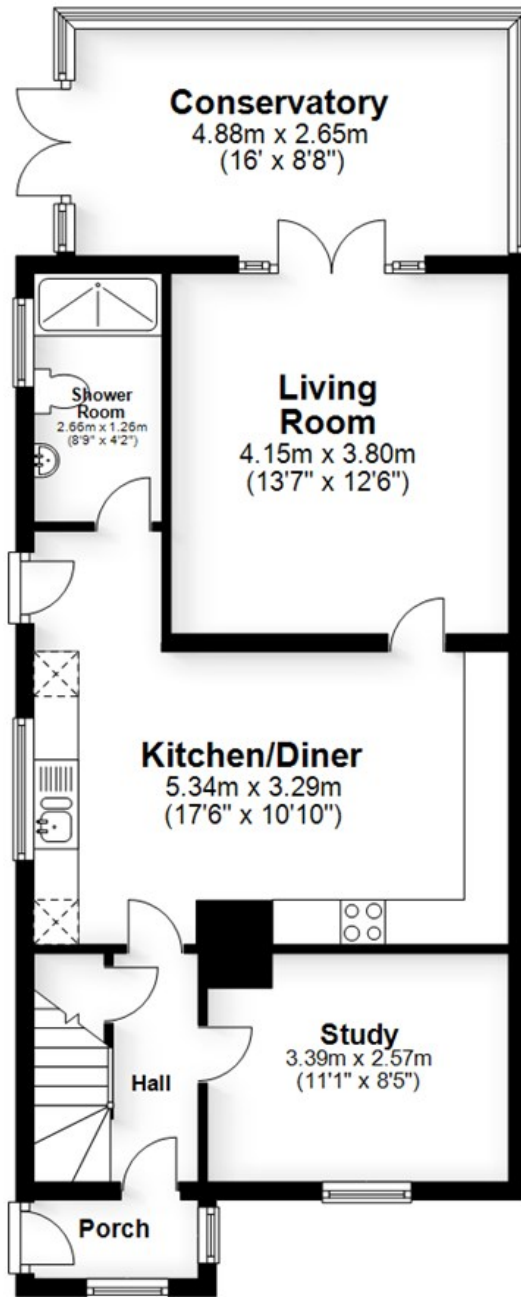
Disclaimer

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.

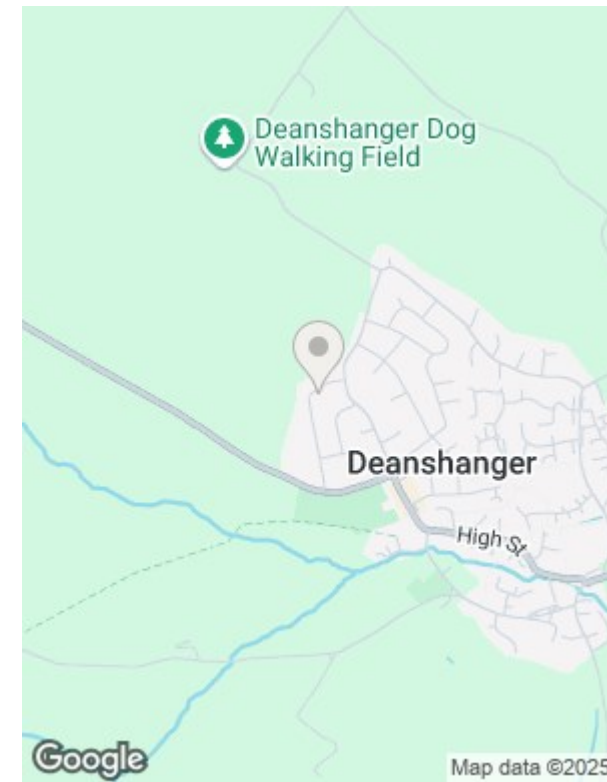
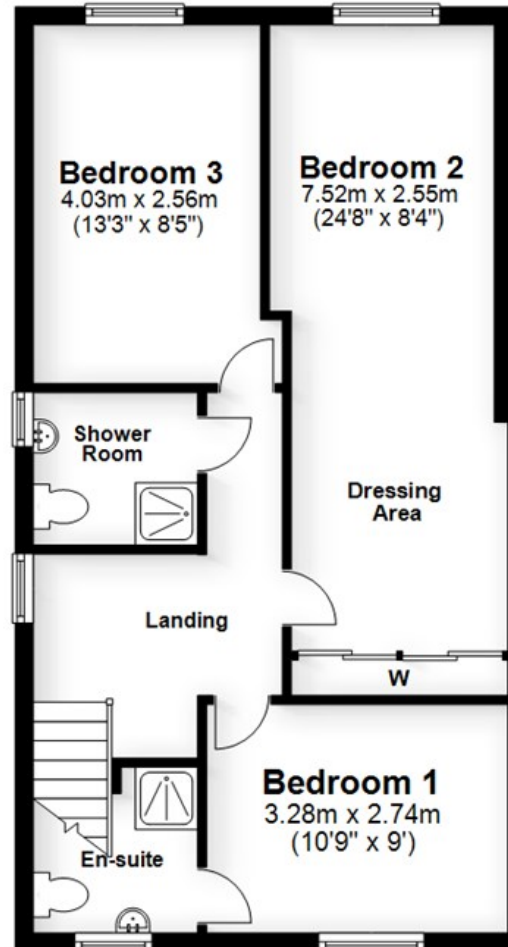




Ground Floor



First Floor



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			82
(81-91) B			
(69-80) C		69	
(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.