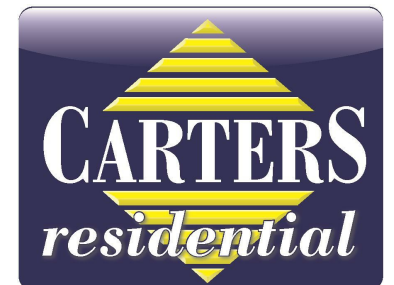




Church Lane, Deanshanger, MK19 6HF



1 Church Lane
Deanshanger
Northamptonshire
MK19 6HF

£325,000

A beautifully presented and refurbished 2 bedroom semi detached bungalow with a large plot, located in a lovely village conservation area.

The bungalow has accommodation set on a single level comprising; an entrance hall, living room, refitted kitchen/dining room with integrated appliances, 2 bedrooms and a refitted shower room. Outside the property has a garage, driveway and large gardens extending to the front, side and rear with large side plot – boarded by mature plants and a brook.

The property occupies a lovely village setting in a non-estate conservation area, set amidst a mix of large and period homes, the local church, and it is just a short walk to the village facilities to include the shops and schools.

Bungalows are rarely available in the area and this property certainly sets it self apart from others that have been available – viewing is essential.

- Semi Detached Bungalow
- Lovely Conservation Area Setting
- Non-estate Location Close to Shops
- 2 Bedrooms
- Refitted Kitchen/ Dining Room
- Refitted Shower Room
- Garage & Driveway
- Large Gardens Front, Side & Rear
- Rarely Available - Must Be Seen





Ground Floor

A front door opens to the entrance hall which has space for coats and shoes, wood laminate floor, access to the loft and doors to all rooms.

The living room has a bay window to the front with an attractive outlook, and a feature fireplace.

The kitchen/dining room has been re-modelled and re-fitted in recent times with range of units to floor and wall levels, solid oak worktops and a ceramic sink. Integrated appliances include a Neff oven with a hide and slide door, induction hob, extractor hood, fridge/freezer, dishwasher and washing machine. Plenty of space for a dining table. Two bays to the rear, one with French doors opening to the rear garden.

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is a single bedroom located to the front.

The shower room has a replacement suite in white comprising a WC, wash basin with vanity unit and a shower cubicle. Part tiled walls and a window to the front.

Exterior

The property occupies a large plot with gardens extending to the front, rear and a large additional garden to the side. The front garden has gated access to a block paved driveway, lawns and a patio with pergola. The rear garden has a block paved patio, lawn and garden shed. Steps lead down to the large side plot which is currently laid with artificial turf with planters, stocked beds and a vegetable patch. A number of fruit trees and plants include two apple trees, plum tree, pear tree along with gooseberries, blackcurrant and raspberries. The garden is bordered by a combination of mature shrubs, hedge and fencing and backs onto a brook.

Heating

The property has electric heating with modern heaters throughout

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.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

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 undertake 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

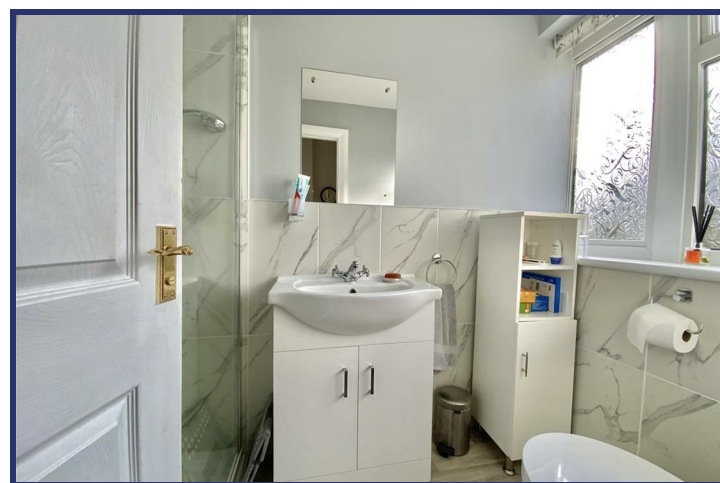
Disclaimer

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

Attached single garage up and over roller shutter door and rear access door.

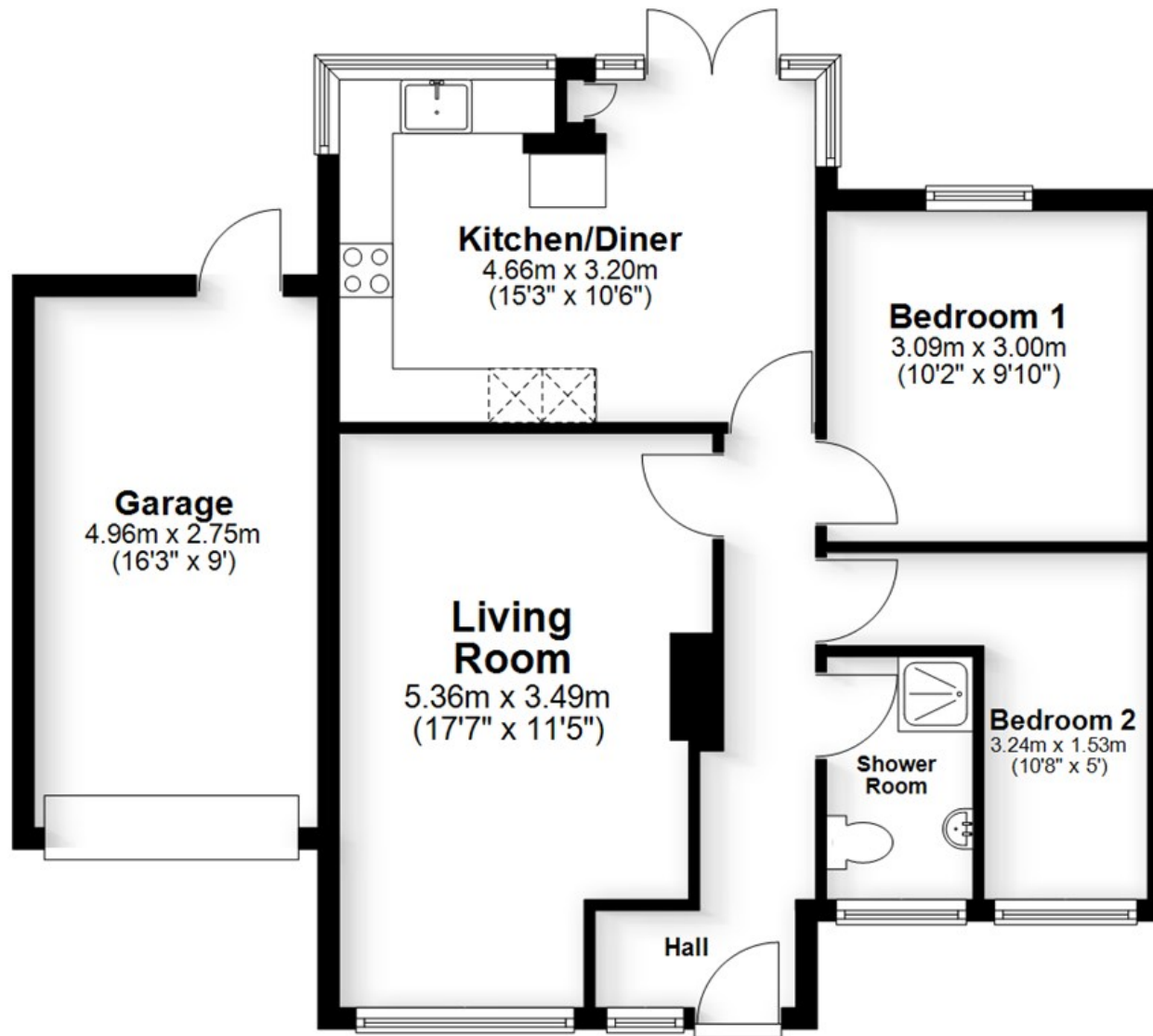






Ground Floor

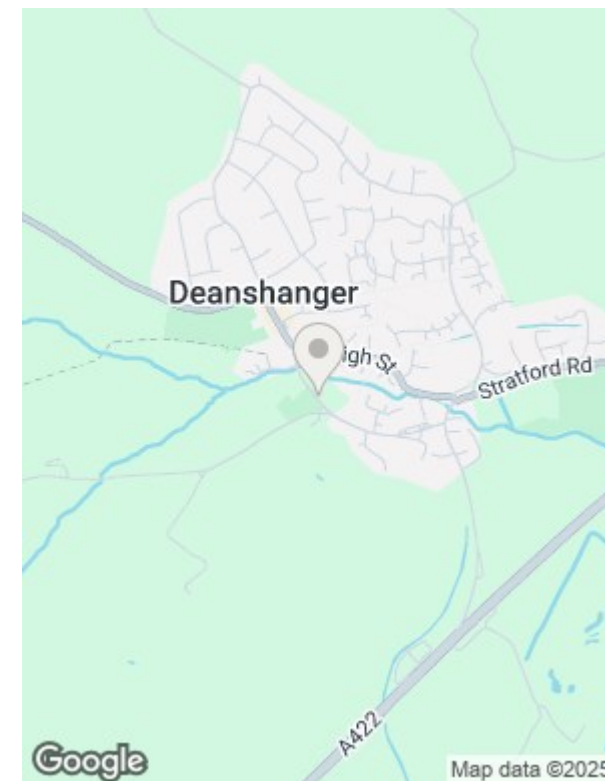
Approx. 72.6 sq. metres (781.5 sq. feet)



Total area: approx. 72.6 sq. metres (781.5 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		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

