



Summerhayes, Great Linford, MK14 5EX





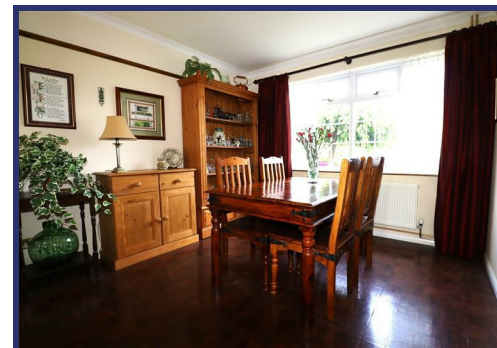
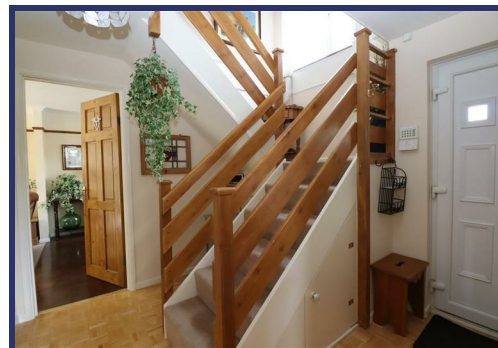
**64 Summerhayes  
Great Linford  
Milton Keynes  
MK14 5EX**

**£525,000**

**Carters Estate Agents are pleased to offer for sale this 4 bedroom detached family home situated within the popular and established location of Great Linford.**

The accommodation comprises; entrance hall, cloakroom, lounge/dining room and a kitchen to the ground floor. The first floor offers four bedrooms, with an en-suite to the master, and a family bathroom. To the exterior the property has established, mature gardens to front and rear and a driveway leading to the garage.

- FOUR BEDROOMS
- DETACHED
- DOWNSTAIRS CLOAKROOM
- LOUNGE/DINING ROOM
- KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- GAS TO RADIATOR CENTRAL HEATING
- UPVC DOUBLE GLAZING
- MATURE GARDENS
- GARAGE WITH UTILITY AREA







### Ground Floor

Enter via a UPVC double glazed front door into the entrance hall. Stairs rise to the first floor landing. Two built-in storage cupboards. Door to lounge/diner. Door to kitchen. Door to cloakroom.

The cloakroom has a suite comprising low level w.c., and wash hand basin. Obscure UPVC double glazed window to side aspect.

The lounge/diner is a dual aspect room with UPVC double glazed windows to front and rear aspects. UPVC glazed French doors leading to the rear garden. Adam style fireplace with an inset gas fire. Parquet flooring to the dining area.

The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with four ring gas hob and extractor hood over. Space for two further under-counter appliances. Fitted seating area with storage. UPVC double glazed window to side aspect. UPVC double glazed window and door to the rear garden. Door to garage.

### First Floor Landing

UPVC double glazed window to front aspect on the half landing. Access to loft. Airing cupboard housing hot water tank.

The master bedroom is located to the rear of the property and has fitted wardrobes to one wall. Door to en-suite comprising low level w.c., wash hand basin and shower cubicle. Complementary tiling. Obscure UPVC double glazed window to rear aspect. Bedroom two is of double size with a UPVC double glazed window to the front aspect. Bedroom three has a UPVC double glazed window to the front aspect. Bedroom four has a UPVC double glazed window overlooking the rear garden.

The family bathroom has a suite comprising low level w.c., wash hand basin and a panel bath with a shower over. Complementary tiling. Obscure UPVC double glazed window to the side aspect.

### Gardens & Garage

The front garden is laid to lawn with planted flowers and shrubs. Power socket.

A paved driveway leads to an attached single garage with an up and over door, power and light connected. Boarded roof space via a pull-down ladder. Fitted inset sink/drain with worksurface over. Cupboards to wall and base levels. Plumbing for washing machine. Wall mounted gas central heating boiler. UPVC double glazed window and door to the rear garden.

The mature rear garden is laid to lawn with well stocked planted borders. The garden backs onto Parks Trust land. A paved patio expands the width of the property and extends behind the garage. A second seating area creates a standing for a timber shed. Gated side access. Double power points. Outside tap.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band D.

### Location - Great Linford

Situated in the highly desired area of Great Linford with its close proximity to the beautiful historic Great Linford Manor Park. There is plenty of opportunities for picturesque walks, including a number of fields, parks and the Grand Union canal. The area offers an abundance of amenities including a convenience store, coffee shop, church, schools and the sought after Black Horse public house. If your looking to commute there are excellent road links & access to train stations including Wolverton and Central Milton Keynes. Its only a ten minute drive to Central Milton Keynes which is home to an abundance of shops and restaurants.

### 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.

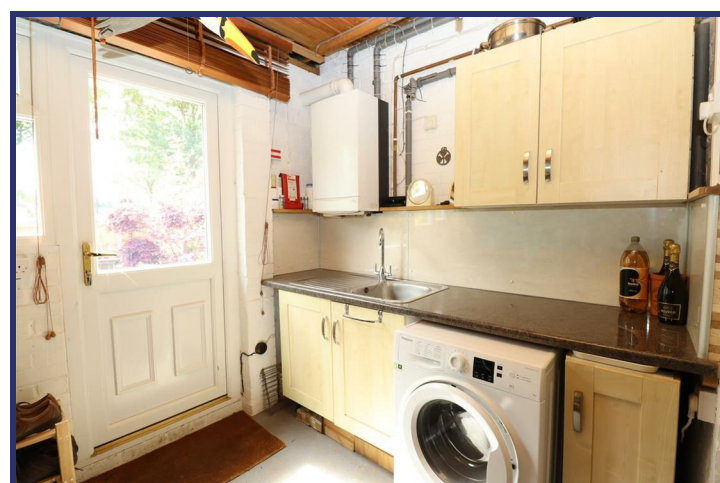
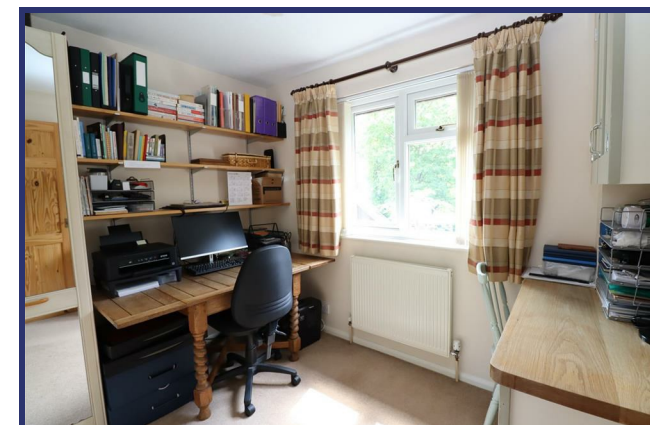
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### 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.





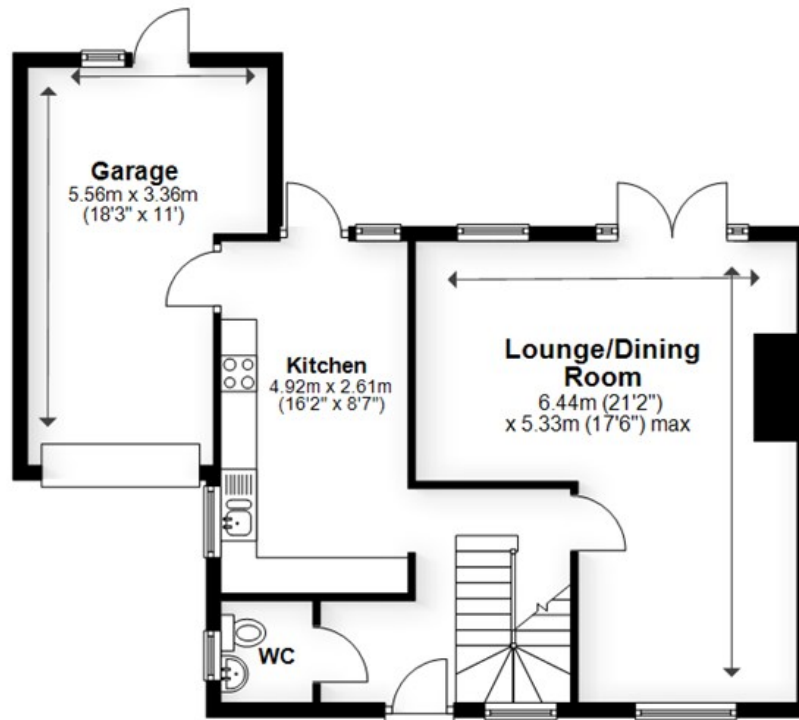




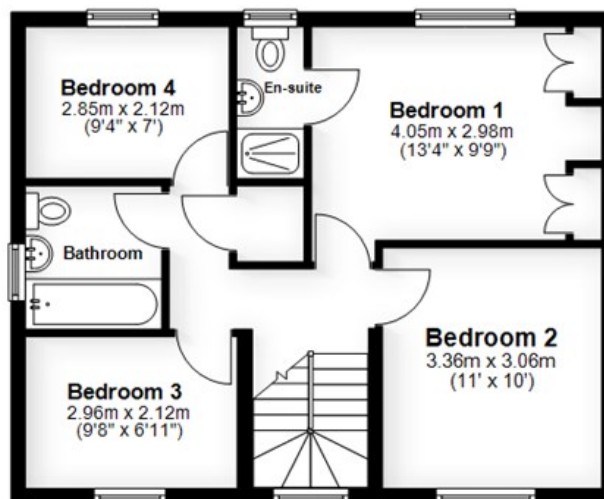




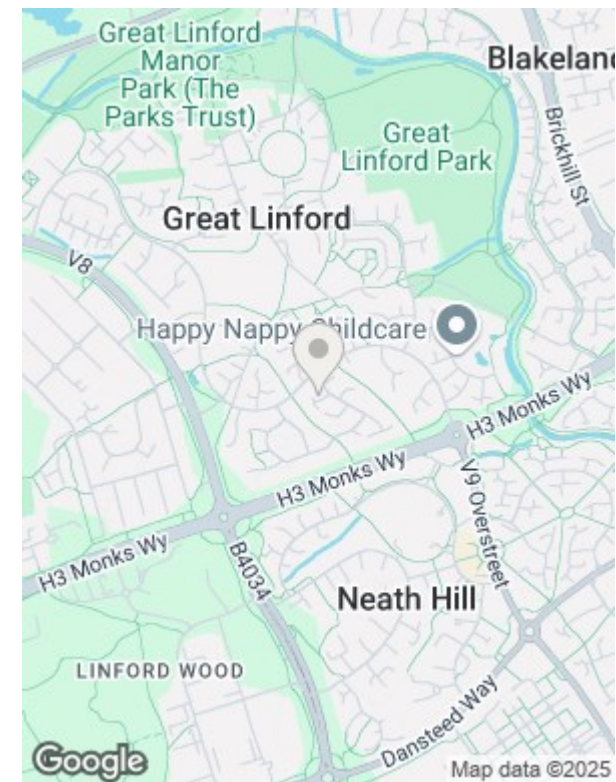
## Ground Floor



## First Floor



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		82
(69-80) C	68	
(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	

