



Parklands, Great Linford, MK14 5DZ



**41 Parklands
Great Linford
Buckinghamshire
MK14 5DZ**

£525,000

A 4 bedroom detached house with double garage in a lovely setting close to Parkland and The Grand Union Canal

The property has accommodation set on two floors comprising; entrance porch, hall, cloakroom, separate lounge and dining room, kitchen and utility room. On the first floor there are four bedrooms – master bedroom and en-suite shower room plus a family bathroom with shower. Outside the property has beautifully kept front and rear gardens, a driveway for two cars and a double garage.

Parklands is a particularly lovely setting with around 48 homes set in small cul-de-sacs, situated immediately adjacent to Great Linford Manor Park, Saint Andrews Church and The Grand Union Canal. The property is a short walk to the canal-side Black Horse dining pub, and the centre with number of shops and cafes.

- Detached House
- 4 Bedrooms
- 2 Bath/Shower Rooms + Cloakroom
- 2 Reception Rooms
- Utility Room
- Double Garage & Driveway for 2 Cars
- Small Development Next to Parkland
- Short Walk to Canal & Linford Manor Park
- Beautiful Gardens





Ground Floor

A front door opens to the porch which has a door to the entrance hall, which has stairs to the first floor, and doors to all rooms.

A cloakroom has a WC and wash basin, window to the side.

The living room is dual aspect room with a window to the front and sliding patio doors to the rear garden. Feature fireplace with a marble affect surround and living flame gas fire.

The dining room has triple windows overlooking the rear garden and a door to the kitchen.

The kitchen has a range of wood fronted units to floor and wall levels with worktops and a sink unit. Integrated appliances include a gas hob, extractor hood, oven, fridge, and dishwasher. Window to the side and a door to the utility room.

A utility room has floor and wall units, sink, and space for a washing machine and tumble dryer. Cupboard housing the gas central heating boiler. Door to the side and door to the double garage.

First Floor

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

Bedroom 1 is a double bedroom located to the rear with triple windows overlooking the beautiful rear garden. Range fitted wardrobes with mirrored doors. An en-suite shower room has a suite comprising wash basin and shower cubicle. Window to the side.

Bedroom 2 is a double bedroom located to the front with a box bay window.

Bedroom 3 is a double bedroom located to the rear with window overlooking the rear garden.

Bedroom 4 is located to the front and has a built-in wardrobe

The family bathroom has a four piece suite comprising WC, wash basin bath and a separate shower cubicle. Tiled walls. Window to the front.

Gardens

The property has front & rear gardens and a driveway providing off-road parking for two cars, side-by-side. The front gardens are laid with neat lawns and stocked beds. Side gated access to the rear garden.

The beautifully maintained and established rear garden

has a patio, lawns, and wide beds and borders with many mature plants and trees. Timber-built summer house. The garden is enclosed by fencing and has rear gated access leading to the beautiful parkland surrounding Linford Manor. The church and the canal are all just a few footsteps away.

Double Garage

Double width garage with sectional shutter door and rear pedestrian door into the utility room.

Double width block paved driveway providing off-road parking for two cars, side-by-side.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: E

Note for Purchasers

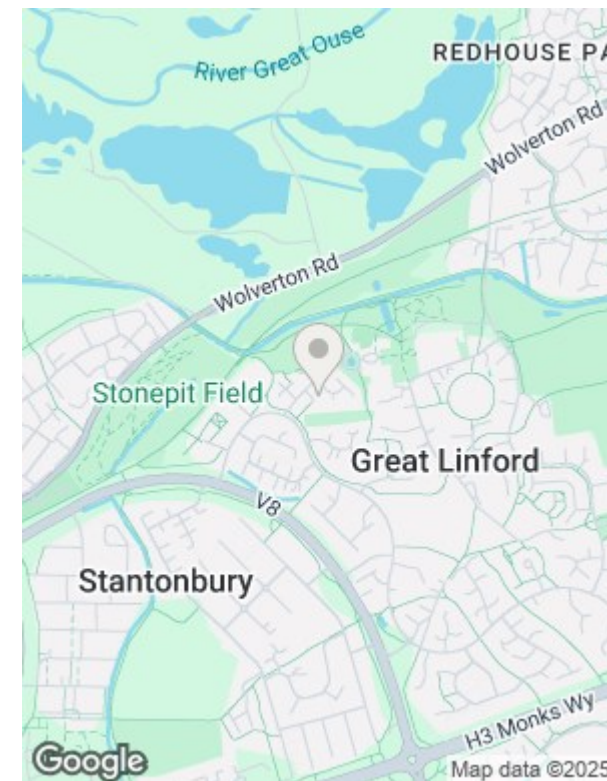
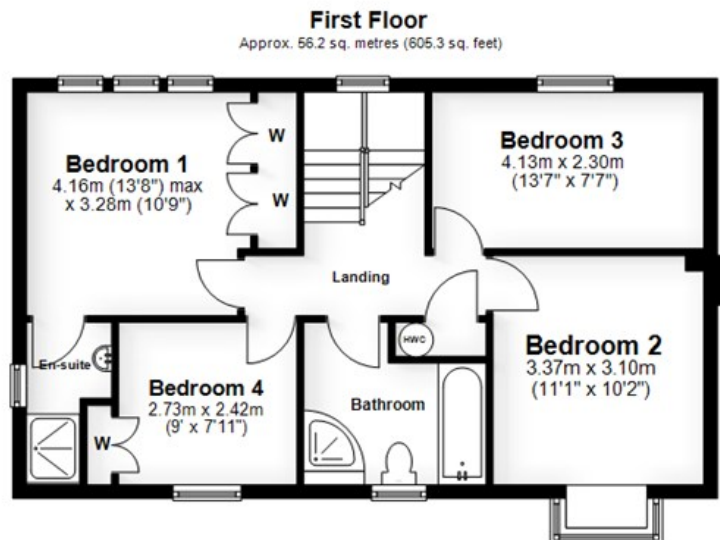
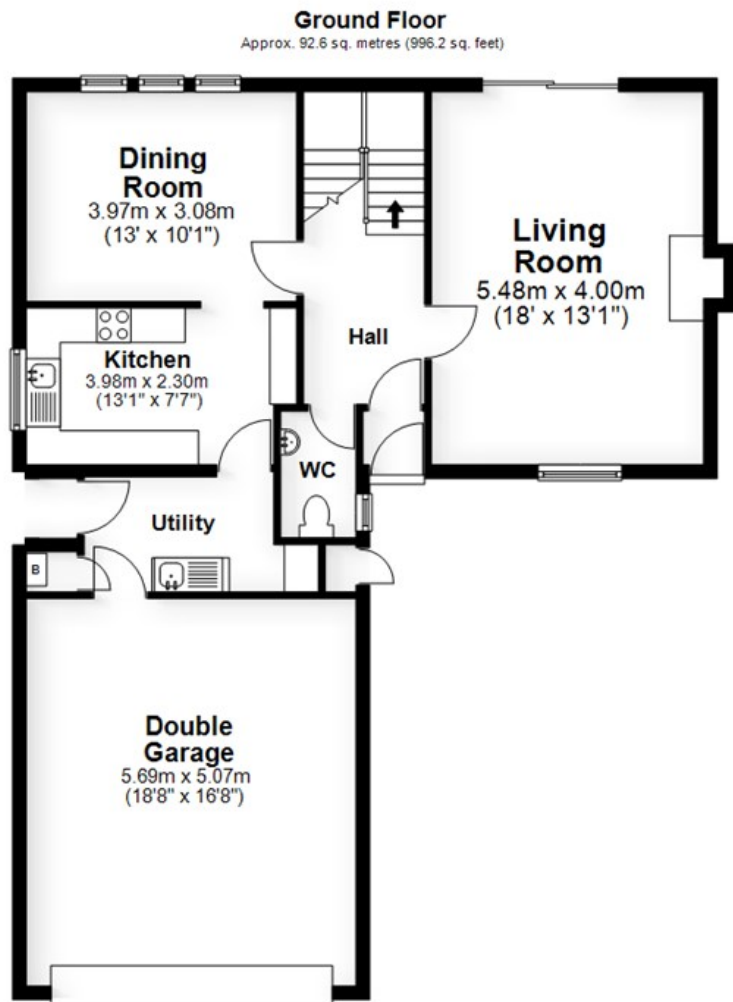
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Disclaimer

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.







Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	7
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 148.8 sq. metres (1601.5 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.