



Lingfield, Stacey Bushes, MK12 6HB



7 Lingfield
Stacey Bushes
MK12 6HB

£300,000

A 4 bedroom semi detached house with gardens, driveway and garage.

The property has accommodation set on two floors comprising an entrance hall, ground floor shower room, living room, separate dining room, kitchen and a spacious hallway. On the first floor there is a landing, 4 bedrooms and a large bathroom. Outside there is an enclosed rear garden, front garden and parking and a garage.

The property does require some updating, has been priced to reflect, and offers the perfect blank canvas to create your dream home.

The house is offered for sale with vacant possession and no onward chain.

- 4 Bedroom Semi Detached House
- 2 Reception Rooms
- 4 Bedrooms
- 2 Bath/ Shower Rooms
- Kitchen
- Garage & Driveway
- Front & Rear Gardens
- VACANT - CHAIN FREE SALE





Ground Floor

A front door opens to an entrance hall which has a dog leg staircase to the first floor and doors to all rooms.

The shower room has a modern white suite comprising WC, wash basin and a double sized walk in shower with glass screen.

A separate living room has a window to the front and a door to the dining room.

The dining room has patio doors opening to the rear garden and an open doorway to the kitchen.

The kitchen has a range of wood fronted units to floor and wall levels with worktops and a one and a half bowl sink unit. Space for three appliances and the washing machine and cooker are available should you require.

First Floor

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

Bedroom 1 is a double bedroom located to the rear with an airing cupboard.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is located to the rear.

Bedroom 4 is a single bedroom located to the front.

A large bathroom has a WC, wash basin and a bath with mixer tap shower over. Window to the front.

Heating

The property has gas to radiator central heating.

Gardens & Parking

The property has a front garden with pathway to the front door and a driveway providing off-road parking leading to the garage.

The rear garden has a patio and lawn and is enclosed by fencing.

Garage

Brick built single garage with a pitched tiled roof and an up and over door door

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes 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 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.

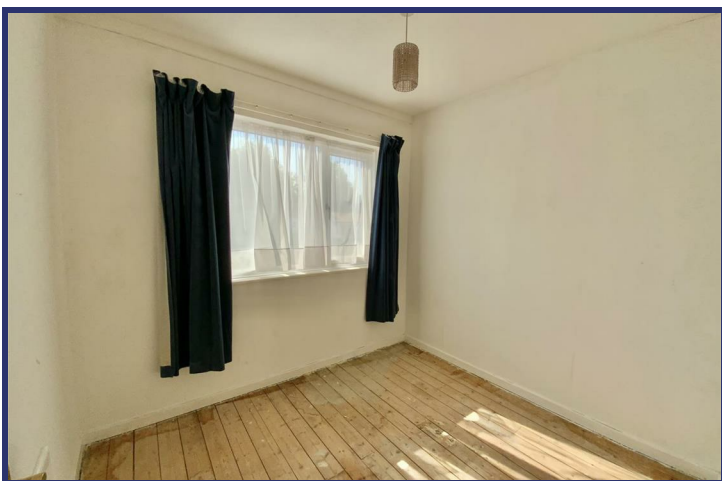
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

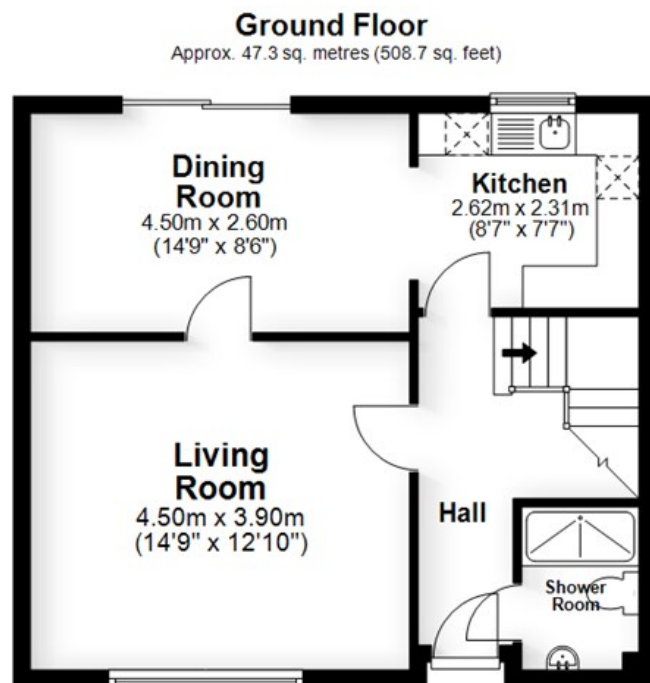
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

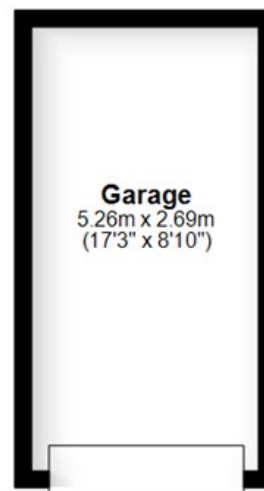
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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



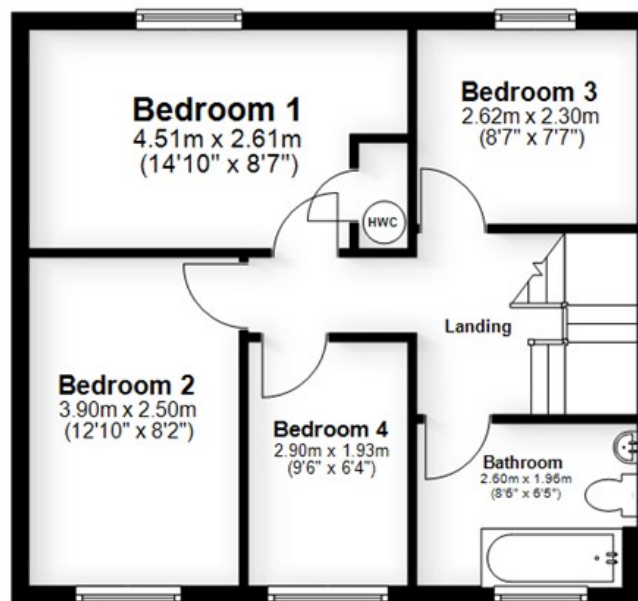




Garage
Approx. 14.1 sq. metres (152.3 sq. feet)



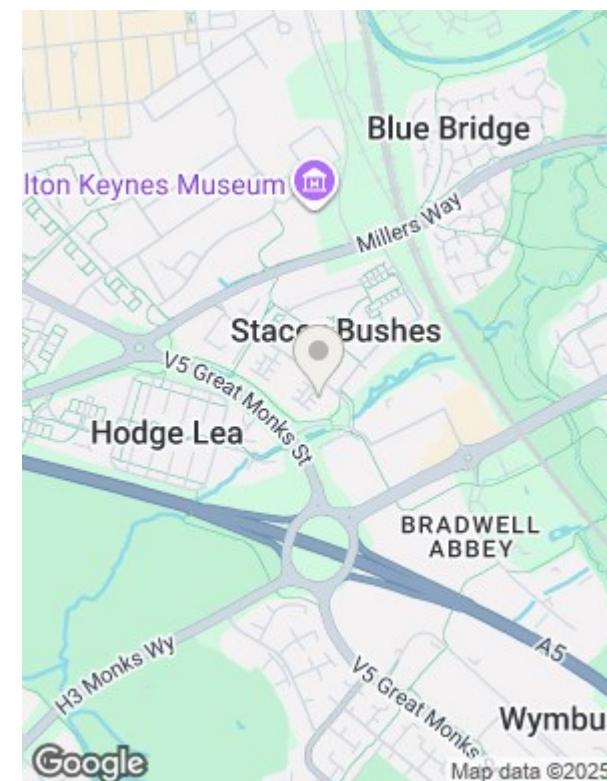
First Floor
Approx. 47.8 sq. metres (514.7 sq. feet)



Total area: approx. 109.2 sq. metres (1175.6 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.
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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	57	84
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

