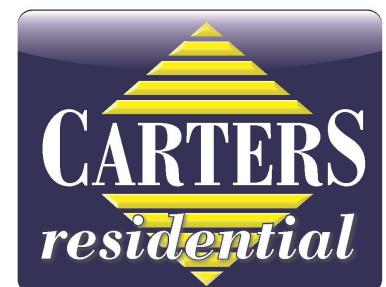




Winwood Close, Deanshanger, MK19 6GR



**10 Winwood Close
Deanshanger
Northamptonshire
MK19 6GR**

£425,000

A well presented, extended and spacious 3 bedroom link-detached house.

The property has extended accommodation comprising an entrance hall, cloakroom/ utility room, separate kitchen, living room with contemporary wood-burning stove, dining room and a sitting room/garden room with a glazed roof. On the first floor there are 3 bedrooms to include the master bedroom with an ensuite shower room plus a family bathroom.

Outside the property has a driveway, attractive landscaped rear garden, workshop, wooden shed and summer house.

It is located in a cul-de-sac on a popular development within easy walking distance of the village facilities to include a full range of schooling, a number of shops, community centre, sports ground and church.

- Extended Link Detached House
- 3 Bedrooms
- 2 Bath/ Shower Rooms + Cloakroom
- 3 Reception Rooms
- Modern Fitted Kitchen
- Parking for 3 Cars
- Workshop, Summer House & Shed
- Popular Development Close to Facilities
- Well Presented - Must Be Seen





Ground Floor

A front door opens to the entrance hall which has wood laminate floor, stairs to the first floor with cupboard under, and doors to all rooms.

A utility/cloakroom has bespoke fitted cupboards and shelving, space for a washing machine, WC and wash basin. Window to the side.

The kitchen has a range of units to floor and wall levels with worktops and a sink unit. Integrated appliances include an electric hob, double oven and extractor hood. Space for a fridge/ freezer and slimline dishwasher. Window to the front.

The living room room has two open doorways to the sitting room/garden room, wood laminate floor and a door to the dining room. Contemporary style wood-burning stove.

The dining room has a part vaulted ceiling with skylight window, feature stained glass leaded light window to the rear and glazed door opening to a courtyard.

A sitting room/garden room has a glazed roof, and quadruple bifold doors opening to the rear garden.

First Floor

The landing has a window to the side, access to the loft, airing cupboard and doors all rooms.

Bedroom 1 is a double bedroom located to the front and an en-suite shower room with a suite comprising WC, wash basin set on a vanity unit and shower cubicle. Window to the front.

Bedroom 2 is located to the rear.

Bedroom 3 is located to the rear.

The bathroom has a modern white suite comprising WC, wash basin on vanity stand and a double ended bath with floor standing tap and handheld mixer tap shower. Tiled walls and the window to the rear.

Outside

The front garden is laid with block paving providing off-road parking for three cars. Side gated access to the rear garden and access to the workshop located to the front of the property.

The attractively landscaped rear garden has large paved patio area, lawns, brick pathways and further paved patio and stocked beds and borders. Enclosed by fencing with a backdrop of mature trees. Timber shed and summerhouse.

WORKSHOP - the garage has been converted to provide the dining room part of the garage with the timber extension has been formed to the front to provide a workshop with a large single opening door, power and light.

Heating

The property has gas to radiator central heating, and in addition there is a wood-burning stove installed in the living room.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

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.

Note for Purchasers

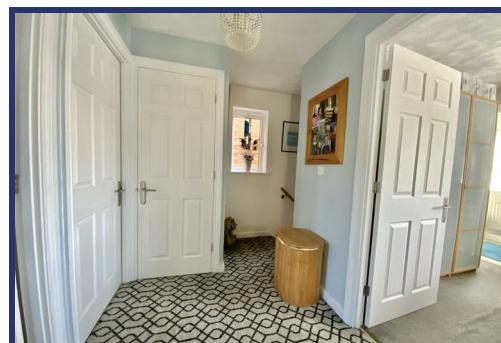
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undergo a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

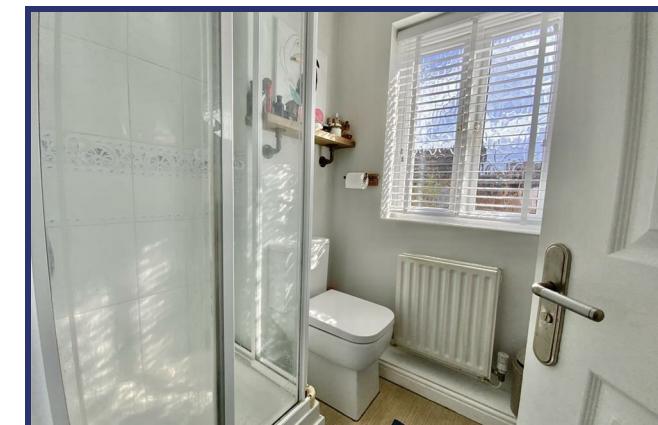
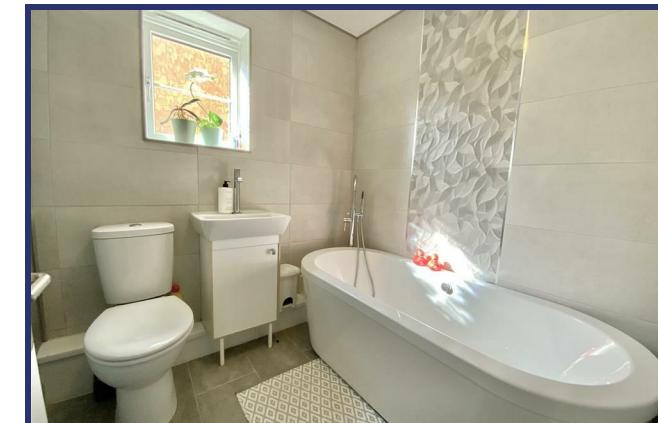
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

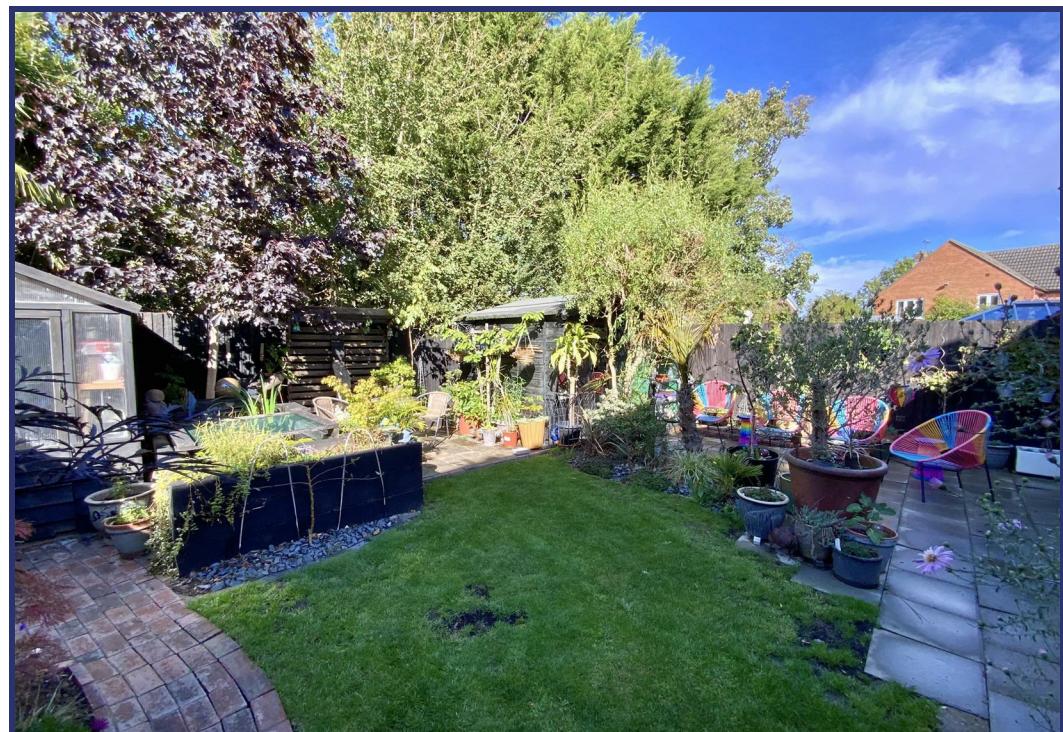
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

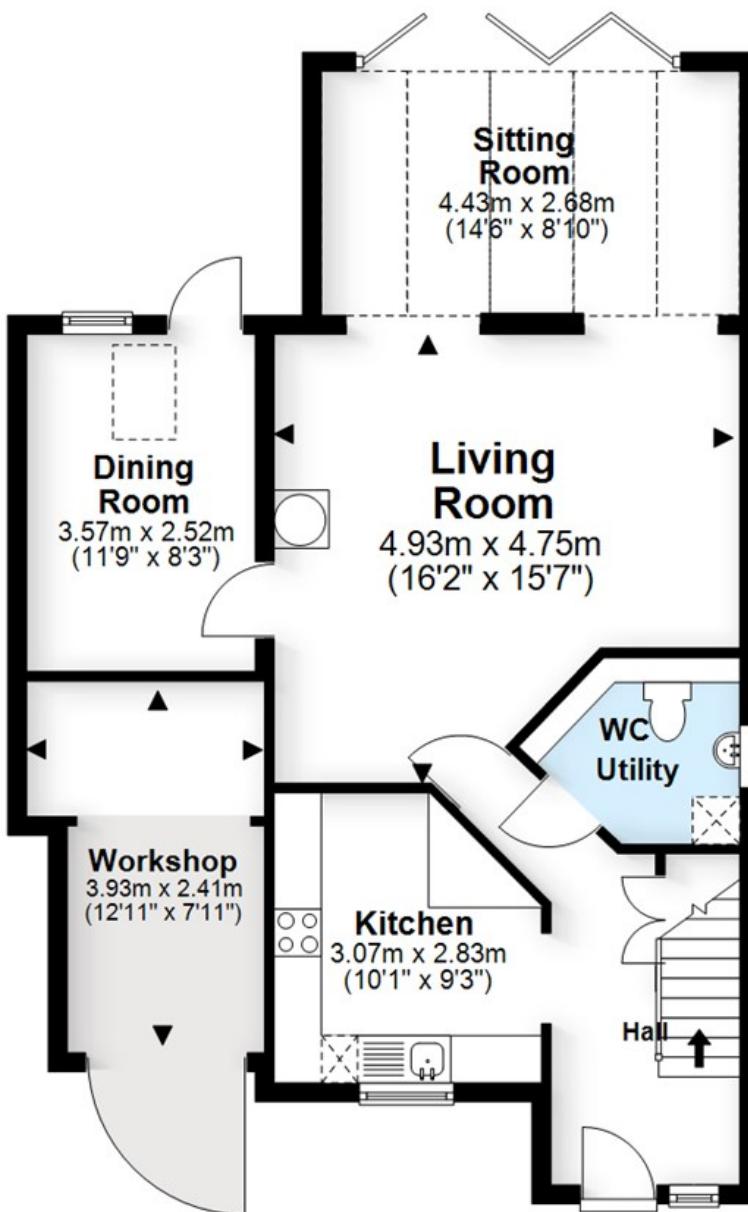
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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

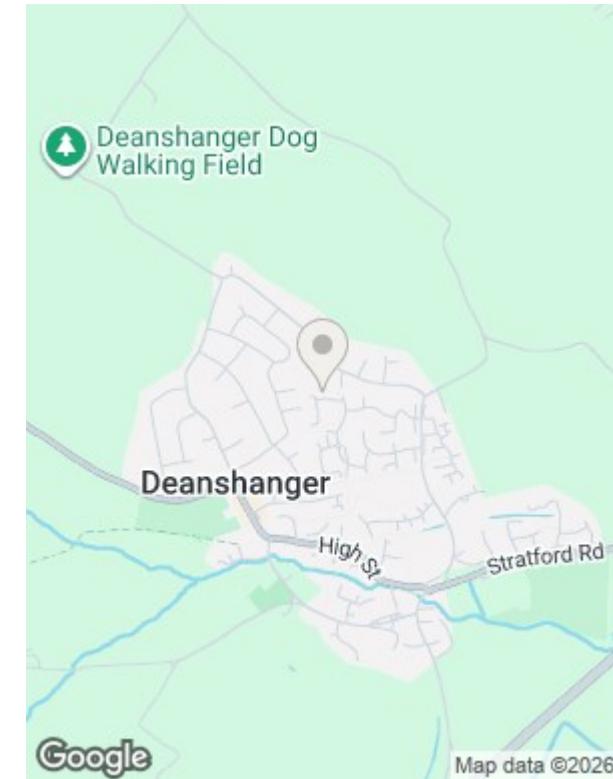
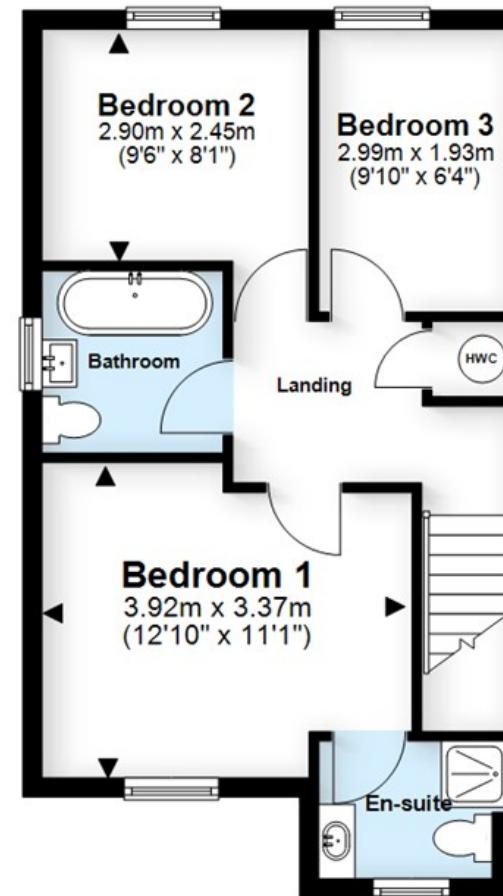


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

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.

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

