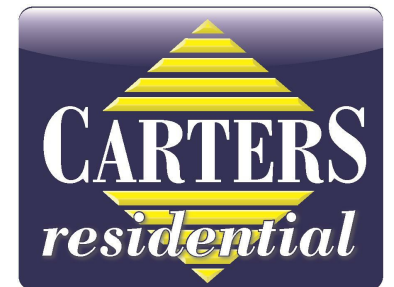




High Street, Deanshanger, MK19 6HD



55 High Street
Deanshanger
Northamptonshire
MK19 6HD

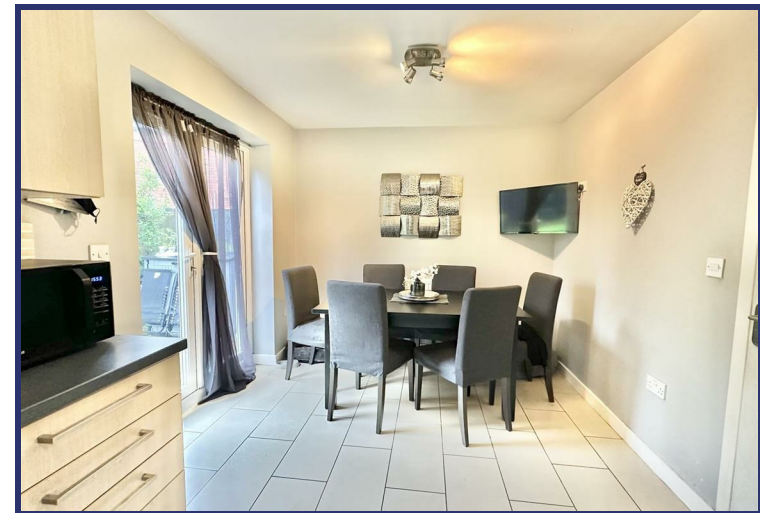
£420,000

An attractive stone and brick built 3 bedroom detached house in a tucked away location on a private drive, fronting parkland.

The property has accommodation set on two floors comprising; an entrance hall, cloakroom, living room and a kitchen/dining room. On the first floor, there are 3 bedrooms to include the master bedroom with an en-suite shower room plus a family bathroom. Outside the property has gardens, a driveway and garage.

The property has a particularly nice location, tucked away on a private driveway serving just 2 other homes, just off the High Street and conservation area - it fronts a small area of Parkland. The schools, shops and pubs are just short walk away.

- Brick and Stone Detached House
- Tucked Away Location Fronting Parkland
- Garage & Driveway
- Separate Living Room
- Kitchen/ Dining Room with Appliances
- Master Suite with En-suite Shower Room
- 3 Bedrooms
- Lovely Location Close to Facilities





Ground Floor

A central entrance hall has stairs to the first floor and doors to all rooms.

The cloakroom has a suite comprising WC and wash basin.

The living room is a dual aspect room with windows to the front and side.

The kitchen/dining room has a kitchen area with a range of fitted units, worktops, sink and integrated appliances to include gas hob, extractor hood and oven. Window to the front. The dining area to the rear has French doors opening to the garden.

First Floor

First floor landing has access to the loft, a window to the rear and doors to all rooms.

Bedroom 1 is a double bedroom with a window to the front, two fitted wardrobes and an en-suite shower room. The en-suite has a suite comprising WC, wash basin and double sized shower cubicle. Tiled walls and window to rear.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is located to the rear with a window to the side.

The family bathroom has a suite comprising WC, wash basin and bathroom with shower. Part tiled wall.

Outside

To the front of the property there is a tarmac driveway providing off-road parking which leads to the garage. Side gated access to the rear garden.

The rear garden has a paved patio, lawns and beds and borders. It is closed by fencing.

Garage

Brick built single garage with an up and over and a pitched tiled roof providing loft storage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed). Service charge review period (year/month)

Local Authority: West Northants Council

Council Tax Band: D

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

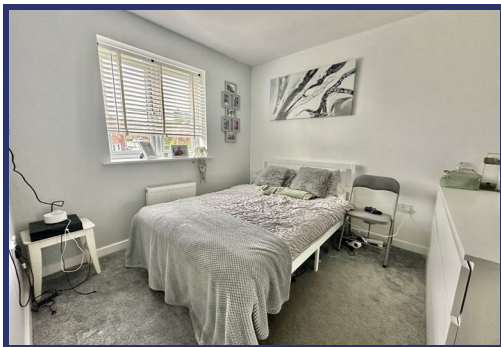
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

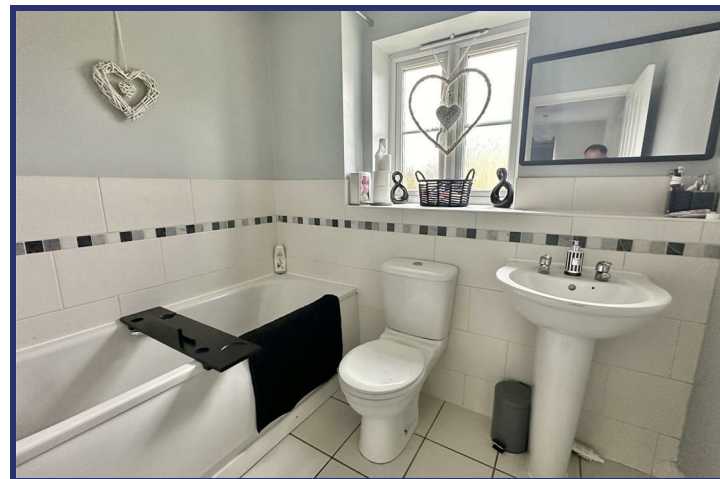
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

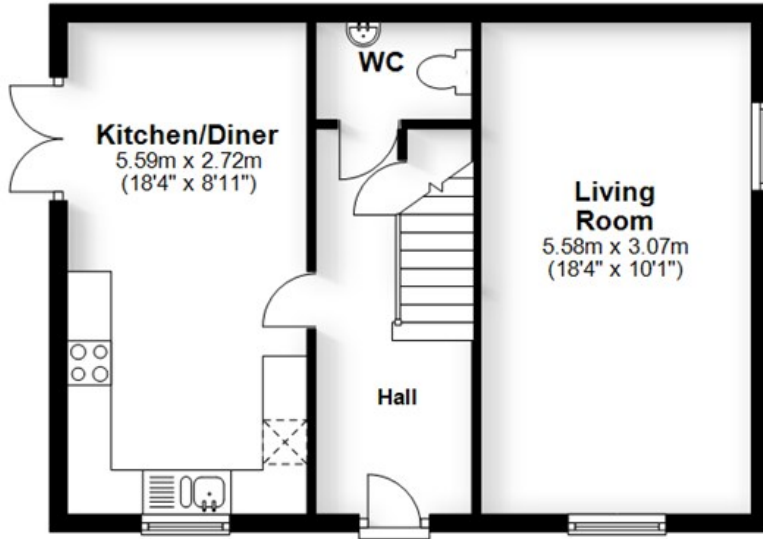
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





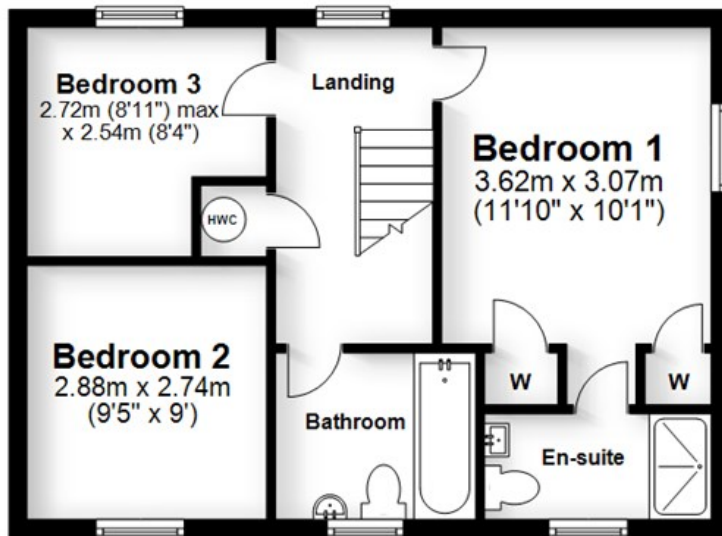
Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



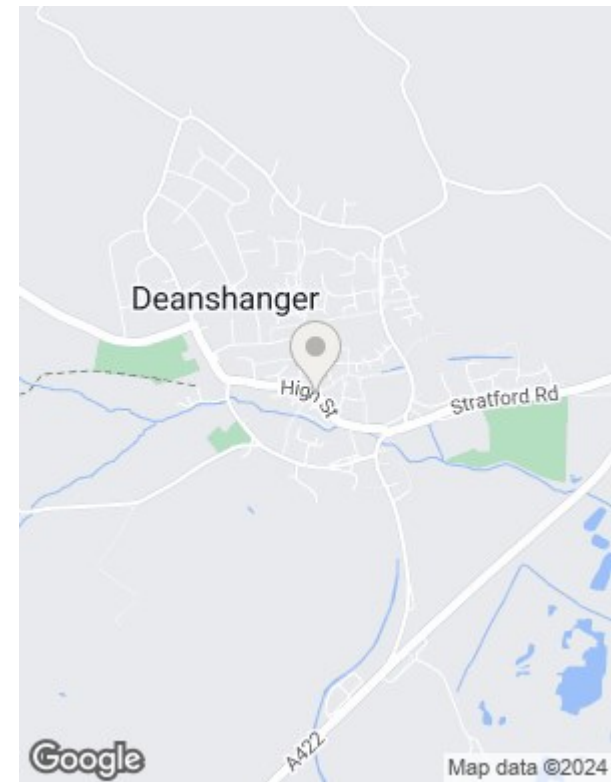
First Floor

Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.5 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		
(69-80)	C		
(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	

