



Knibb Drive, Hanslope, MK19 7FH



26 Knibb Drive
Hanslope
Milton Keynes
MK19 7FH

£360,000

An immaculate and spacious 3 bedroom semidetached house on the edge of this small and popular development adjacent to countryside walks.

The property has accommodation set on two floors comprising; an entrance hall, cloakroom, living room and a fitted kitchen/ dining room with appliances. On the first floor there are three bedrooms to include the master suite with an ensuite shower room and fitted wardrobes, two further bedrooms and a family bathroom complete with a separate shower cubicle.

It is located within short walking distance of village facilities to include recreation ground and sports facility, pubs, shops, school and church.

The house is beautifully presented and located on a small private driveway adjacent to some lovely countryside and early viewing is recommended to avoid disappointment of such a fabulous home in a great location.

- Attractive Semi Detached House
- 3 Bedrooms - Master with En-suite
- Family Bathroom with Separate Shower
- Separate Living Room
- Kitchen/ Dining Room with Integrates Appliances
- Cloak Room
- Enclosed Garden with Summer House / Shed
- Lovely Location on a Modern Development
- SOLAR PANELS - EPC RATING A





Ground Floor

The front door opens to the entrance hall which has stairs to the first floor. A tiled floor runs throughout the ground floor.

The living room, located to the front, has attractive views, and a door to the inner hallway.

The inner hallway has an under stairs cupboard and door to the cloakroom.

A cloakroom has a white suite comprising WC and wash basin.

The kitchen/dining room is fitted with a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood, oven, fridge/ freezer, dishwasher and washing machine. Window to the rear. The dining area has space for a table and French doors opening to the rear garden.

First Floor

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

Bedroom 1 is a double bedroom located to the front. Fitted double wardrobe with mirrored sliding doors, built-in cupboard and door to the en-suite shower room. The en-suite shower room has a suite comprising WC, wall mounted wash basin with vanity unit and a double sized shower cubicle. Tiled floor and part tiled walls. Window to the front.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the rear.

The bathroom has a four piece suite comprising WC, wall mounted wash basin with vanity unit, bath with mixer tap shower attachment and a separate shower cubicle. Tiled floor and part tiled walls, window to the side.

Outside

Small planted front garden, tarmac drive to the side providing off road parking. Gated access to the rear garden. Attractive viewing to parkland.

The rear garden has been landscaped with low maintenance in mind with paved pathways, gravel areas and artificial lawn. Enclosed by fencing. Large timber constructed summer house/garden shed.

Cost/ Charges/ Property Information

Tenure: Freehold

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

Local Authority: Milton Keynes Council

Council Tax Band: C

Heating

The property has gas to radiator central heating. Solar panels.

Location - Hanslope

Hanslope is a village and civil parish in the Borough of Milton Keynes and ceremonial county of Buckinghamshire. The village is about 4 miles (6.4 km) west northwest of Newport Pagnell, about 4 miles (6.4 km) north of Stony Stratford and 8 miles (13 km) north of Central Milton Keynes all of which offer extensive shopping and leisure facilities. The village boasts a primary school, shops, pubs and doctors surgery. Wolverton and Central Milton Keynes mainline railway stations are a short distance from the village.

Note for Purchasers

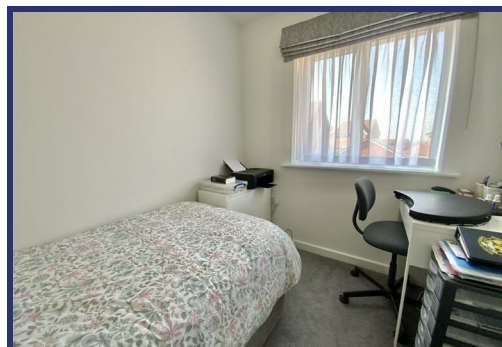
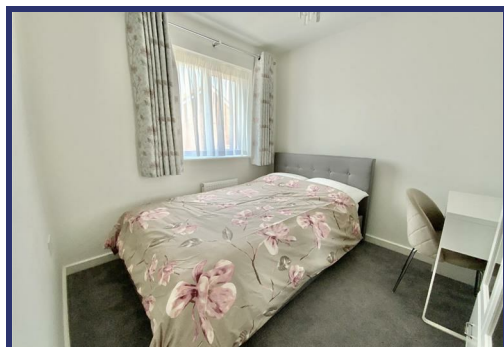
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

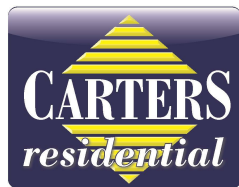
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

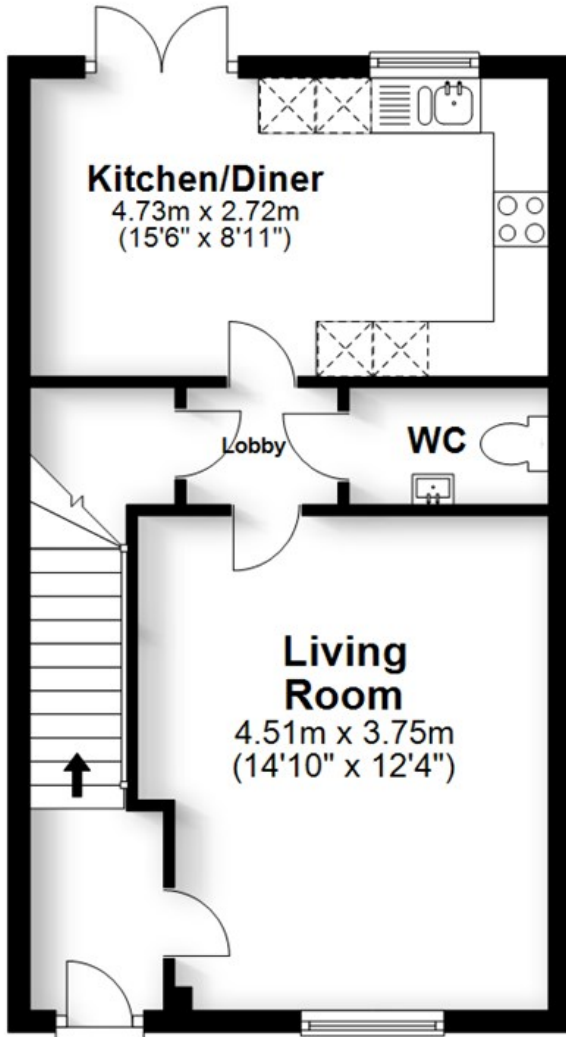
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property.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





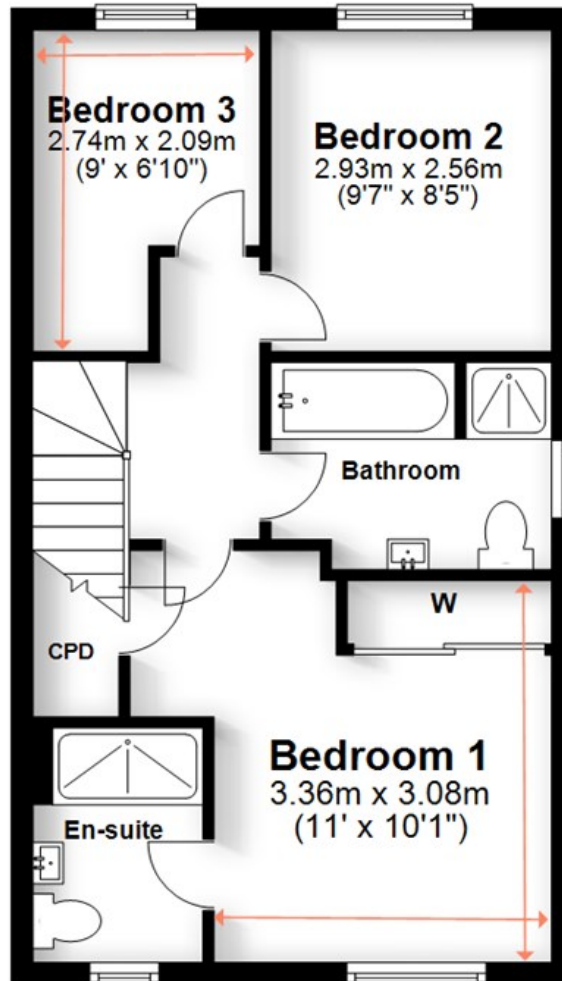
Ground Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



First Floor

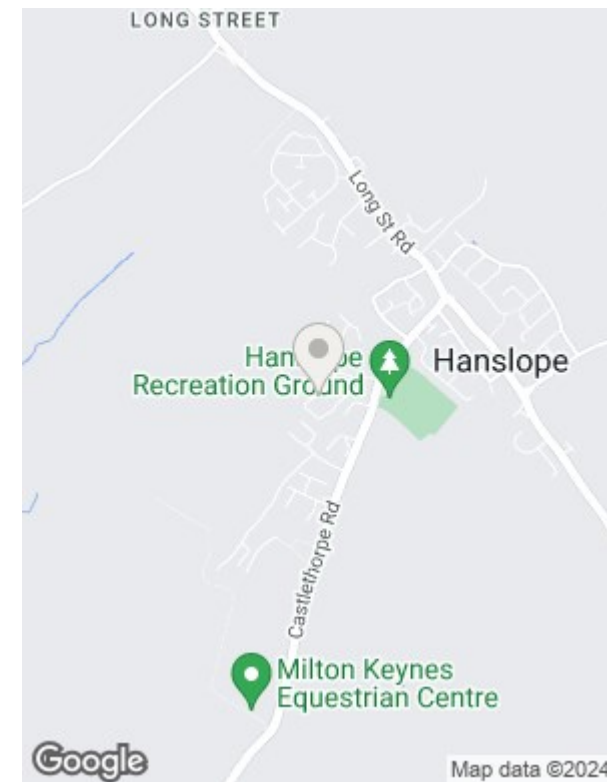
Approx. 39.9 sq. metres (429.4 sq. feet)



Total area: approx. 80.1 sq. metres (862.1 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	95
(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	

