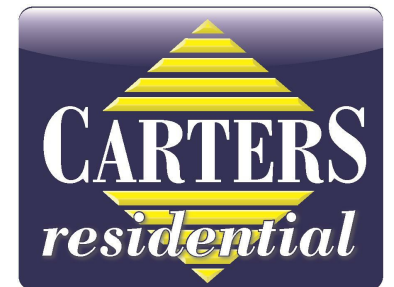




Lennox Road, Milton Keynes, MK2 2HH



40 Lennox Road
Bletchley
Milton Keynes
Buckinghamshire
MK2 2HH

£475,000

Carters are delighted to offer to the market this EXTENDED and MUCH IMPROVED BAY FRONTED THREE/FOUR BEDROOM SEMI DETACHED property, with the addition of a ONE DETACHED ANNEXE BUNGALOW OR HOME OFFICE. The central location means it is only a short walk to a good variety of shops, restaurants, cafes and leisure centre as well as being ideal for commuters with the railway station providing mainline links to London Euston within 45 minutes. In addition it is in easy access to the A5 and M1 and a good school catchment.

The accommodation in brief comprises entrance hall, lounge, dining area, FAMILY ROOM, REFITTED KITCHEN, utility area, REFITTED BATHROOM, first floor landing, three bedrooms and REFITTED SHOWER ROOM. The benefits include UPVC double glazing, gas to radiator central heating, well maintained SOUTH FACING rear garden and DRIVEWAY FOR UP TO THREE VEHICLES. The bungalow annexe comprises an open plan living room/kitchen, master bedroom and four piece bathroom and has yet to be occupied, making it ideal for an extended family member. Both the main dwelling and the bungalow are offered in immaculate condition throughout as well as giving very versatile accommodation. Internal viewing comes with our highest recommendation to fully appreciate. EPC rating D

- Extended three bed semi detached
- One Bedroom Detached Annexe Bungalow
- Refitted Kitchen
- Family Room
- Refitted Downstairs Bathroom
- Refitted Shower Room
- Well Maintained Gardens
- Driveway For Up To Three Vehicles
- Internal Viewing Highly Recommended
- EPC rating D





Entrance Hall

Enter via UPVC door. Stairs rising to first floor. Radiator. Understairs storage recess. Door to kitchen. Porcelain tiled flooring. Door to lounge.

Lounge Area

12'5 x 11'7

UPVC double glazed bay fronted window to front aspect. Radiator. Walk through to dining area.

Dining Area

11'7 x 10'5

Glazed double doors to family room. Radiator.

Family Room

11'11 x 9'9

UPVC double glazed patio doors to rear garden. Radiator. Laminate wood flooring. Inset spotlights. Door to utility area.

Kitchen

11'1 x 6'10

UPVC double glazed window to side aspect. Fitted in a range of units to wall and base levels with roll-top worksurfaces. Inset stainless steel one and a half bowl sink/drain. Tiled to splashback areas. Built-in halogen oven and hob with extractor hood over. Space for fridge/freezer. Wall mounted boiler. Plumbing for dishwasher. Inset spotlights. Porcelain tiled flooring. Doorway to utility area.

Utility Area

7'0 x 5'11

UPVC door obscure glazed panel to side aspect. Storage unit. Roll-top worksurface. Plumbing for washing machine. Porcelain tiled flooring. Inset spotlights to ceiling. Door to bathroom.

Groundfloor Bathroom

Obscure UPVC double glazed window to rear aspect. Suite comprising low level w.c., panel bath with shower over and pedestal handwash basin with vanity unit under. Part tiled walls. Porcelain tiled flooring. Inset spotlights. Radiator.

First Floor Landing

Double doors to airing cupboard. Access to loft. Doors to:

Bedroom One

10'9 x 9'7 exc wardrobes

UPVC double glazed window to front aspect. Radiator.

Bedroom Two

11'2 x 10'6

UPVC double glazed window to rear aspect. Radiator.

Bedroom Three

8'1 max 6'3 min x 6'11

UPVC double glazed window to rear aspect. Radiator.

Shower Room

Obscure UPVC double glazed window to front aspect. Re-fitted suite comprising fully tiled shower cubicle, wall mounted wash hand basin with vanity unit and low level w.c. Tiled to splashback areas. Radiator. Inset spotlights.

Exterior

Front Garden

Laid to lawn with driveway to side offering off-road parking for up to three vehicles. Planted borders.

Rear Garden

Well maintained rear garden with paved patio area. Steps down to lawn area. Paved pathway with brick retaining wall leading to a detached annexe bungalow. Hard-standing for shed. Outside tap. Concrete hard-standing to side aspect offering further parking. Gated front aspect. Fully enclosed by timber fencing.

Detached Annexe Bungalow

Built and completed in 2014. It is approached via a paved pathway and is entered via a hardwood door with obscured double glazed panel into an open-plan lounge and kitchen.

Open plan lounge/kitchen 19'2 x 10'1' (5.84m x 3.07m):

Lounge Area: UPVC double glazed doors to seating area. Obscure UPVC double glazed window to rear aspect. Two radiators. Laminate wood flooring. Inset spotlights.

Kitchen Area: Cooke & Lewis kitchen fitted in a range of wall and base units with solid oak square edge worksurfaces over. Inset stainless steel sink/drain. Built-in halogen oven and hob with extractor hood over. Built-in fridge. Plumbing for washing machine and dishwasher. Tiled to splashback areas Ceramic tiled flooring. Door to bedroom.

Bedroom 12'6 x 10'1 (3.81m x 3.07m):

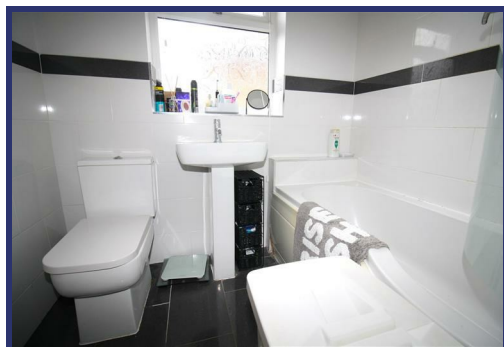
UPVC double glazed window to side aspect. Radiator. Laminate wood flooring. inset spotlights. Access to boarded loft space.

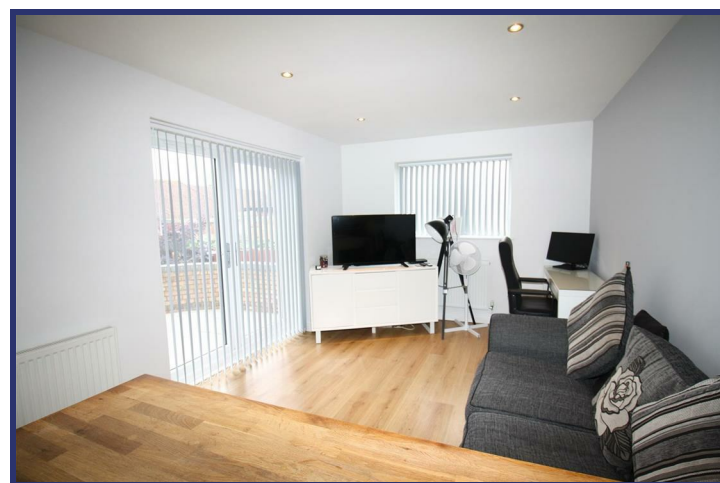
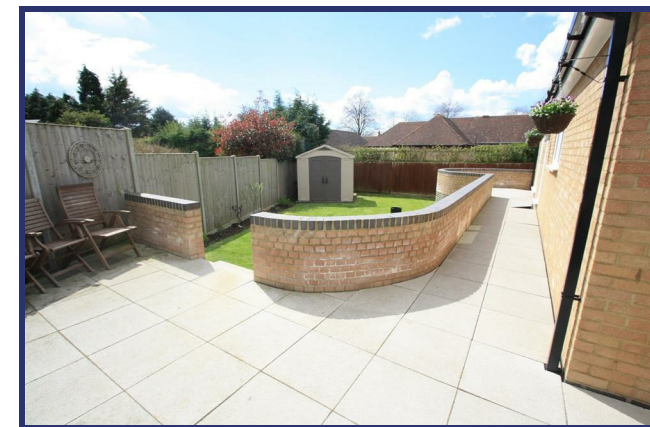
Bathroom:

Obscure UPVC double glazed window to front aspect. Suite comprising panel bath, fully tiled shower cubicle, pedestal mounted wash hand basin and low level w.c. Door to cupboard housing wall mounted boiler. Fully tiled walls. Heated towel rail. Ceiling mounted extractor fan. Inset spotlights.

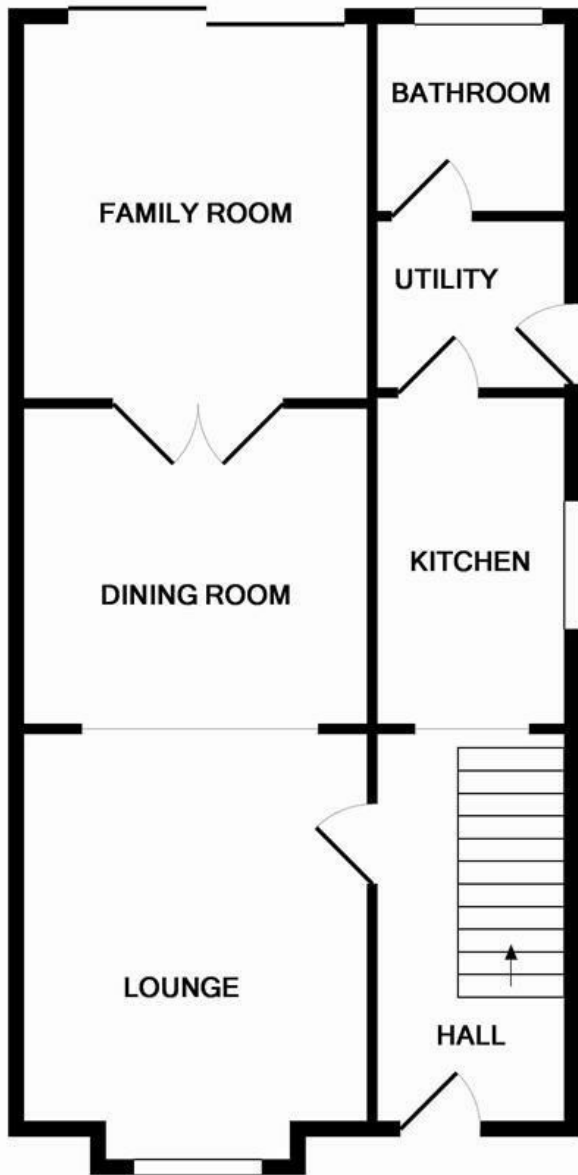
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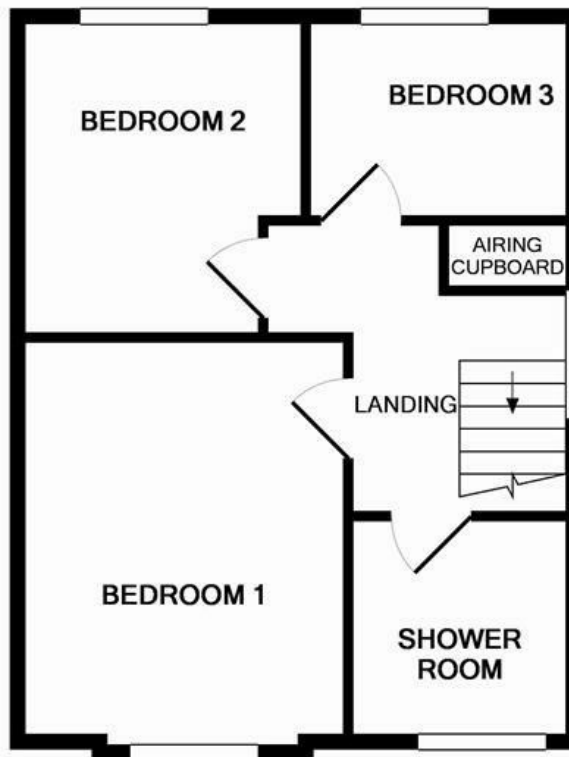






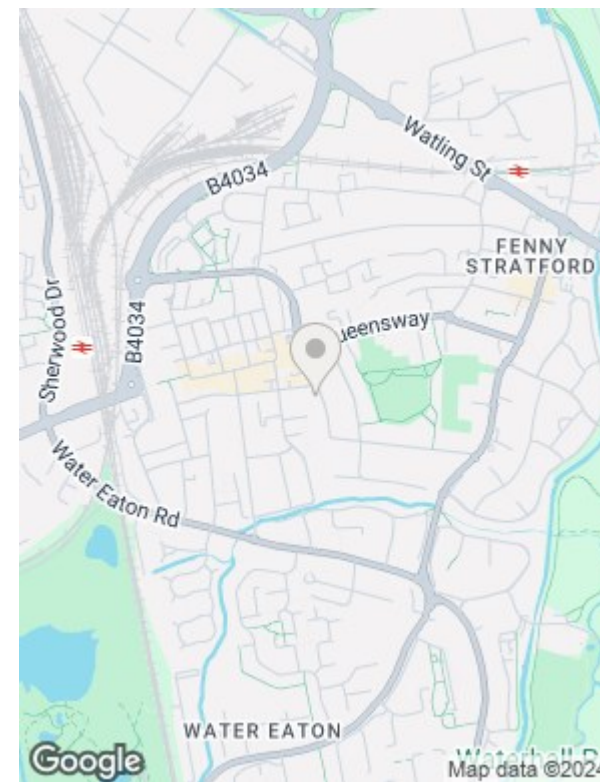


GROUND FLOOR



1ST 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing Arrangements

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- 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

