



Cottingham Grove, Milton Keynes, MK3 5AA



**5 Cottingham Grove
Bletchley
Milton Keynes
MK3 5AA**

£450,000

A RARELY AVAILABLE & EXTENDED 1950'S TRANFIELD BUILT BAY FRONTED THREE/FOUR BEDROOM DETACHED PROPERTY, RESTING ON A GENEROUS PLOT and situated in one of the premier locations on the very desirable POET DEVELOPMENT.

Located within a short walk to the famous Bletchley Park and Bletchley train station providing mainline links to London Euston within 45 minutes, as well as easy access to the A5 and M1. In addition the town centre is also a short distance with all the amenities it has to offer including shops, parks, leisure and schools. The accommodation in brief comprises an entrance porch, reception hall, BAY FRONTED LOUNGE/DINER, kitchen/breakfast room, inner hallway, BEDROOM FOUR/HOME OFFICE, DOWNSTAIRS SHOWER ROOM, first floor landing, bay fronted principle bedroom, two further bedrooms and a family bathroom. The benefits include double glazing, gas to radiator central heating, FULLY BOARDED LOFT WITH VELUX WINDOW, WELL MAINTAINED REAR GARDEN MEASURING APPROXIMATELY 140FT IN LENGTH, AN ATTACHED OVERSIZED GARAGE WITH AN ELECTRIC DOOR and a fully blocked front driveway offering off road parking for three vehicles. THERE IS SOME MODERNISATION REQUIRED BUT HAS BEEN PRICED ACCORDINGLY. It is offered with NO UPPER CHAIN and viewing is recommended at your earliest convenience as demand is expected to be high. EPC rating D.



- Premier Location
- Tranfield Built Extended 1950's Bay Fronted Detached Home
- Lounge/Diner
- Walking Distance To Bletchley Train Station
- Bedroom Four/Home Office
- Downstairs Shower Room
- Generous Plot With Rear Garden Measuring Approx 140FT In Length
- Oversized Garage & Driveway
- No Upper Chain
- EPC Rating D





Porch

The property is entered via glazed doors and glazed side panels into the entrance porch.

Reception Hall

Entered via a hardwood door with patterned light leaded secondary double glazed panel and patterned light leaded secondary double glazed side panels. Stairs rising to the first floor. Door to lounge/diner and kitchen. Low level understairs storage cupboard. Radiator.

Lounge/Diner

Triple aspect with a UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect. and UPVC double glazed double doors to the rear garden. Tiled fireplace with a coal effect gas fire. Two radiators. Integrated shelving. Openreach point. TV point.

Kitchen/Breakfast Room

UPVC double glazed window to rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over. Stainless steel sink with drainer and taps over. Space for cooker with extractor hood over and fridge/freezer. Tiled to splashback areas. Larder cupboard with shelving. Door to inner hallway.

Inner Hallway

UPVC door with double glazed panel to the rear garden. Door to bedroom four/home office and shower room. Courtesy door to garage. Radiator.

Bedroom Four/Home Office

UPVC double glazed window to side aspect. Radiator. Telephone point.

Shower Room

White three piece suite comprising fully tiled shower cubicle with handrail, pedestal mounted wash hand basin and low level w.c. Tiled walls to half height. Radiator. Ceiling mounted extractor fan. Access to loft.

First Floor Landing

UPVC double glazed window to side elevation. Doors to all rooms. Double hatch and ladder to loft.

Principle Bedroom

UPVC double glazed bay window to front elevation. Radiator. Fitted wardrobes with storage units over. Telephone point.

Bedroom Two

UPVC double glazed window to rear elevation. Fitted wardrobes with storage units over. Airing cupboard housing a hot water cylinder. Radiator.

Bedroom Three

UPVC double glazed window to front elevation. Storage cupboard over stairbulk. Radiator.

Family Bathroom

Patterned UPVC double glazed window to rear

elevation. Suite comprising panel bath with shower over, pedestal mounted wash hand basin and low level w.c. Tiled to splashback areas. Radiator.

Loft

19.6ft x 11'1ft

The loft is fully boarded and has a Velux window, eaves storage cupboards, power and lighting. Part vaulted with some restricted height.

Exterior

Front

Laid to lawn with planted borders. The remainder is mainly laid to block paving offering off-road parking for up to three vehicles. Enclosed by hedge, small brick retaining wall and wrought iron double gates.

Rear Garden

Well maintained - measuring approximately 140 feet in length. Comprising a generous size patio area. Remainder is laid to lawn with hedges, bushes and various trees including apple. Timber shed and greenhouse to remain. Outside tap and power point. Gated side access leading to the front. Fully enclosed by timber fencing and hedging.

Oversized Garage

Attached oversize garage with electric up and over door. Wall mounted boiler - replaced in 2020. Power and light. Plumbing for washing machine.

Note To 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.

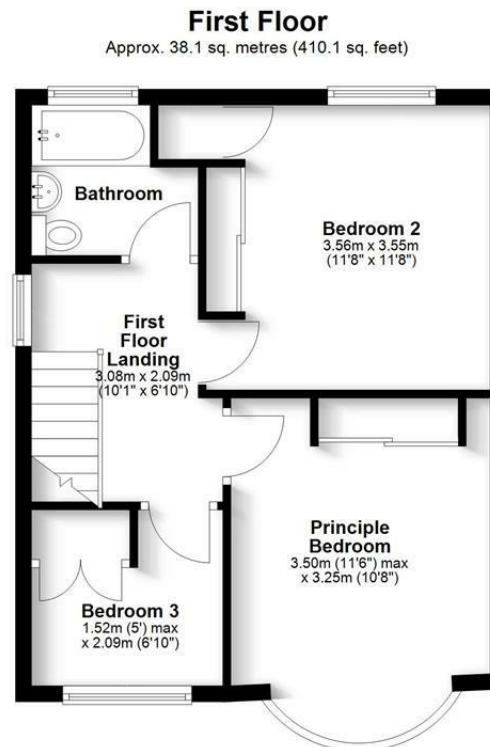
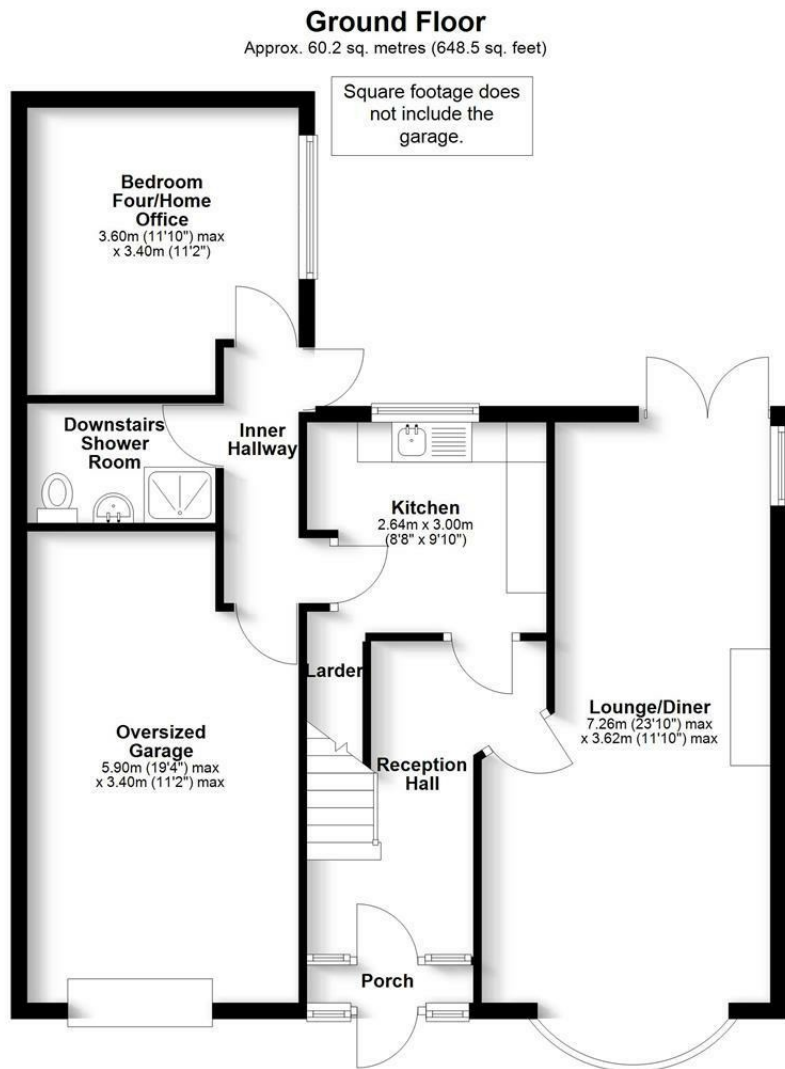
Disclaimer

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. Some items may be available subject to negotiation with the Vendor.

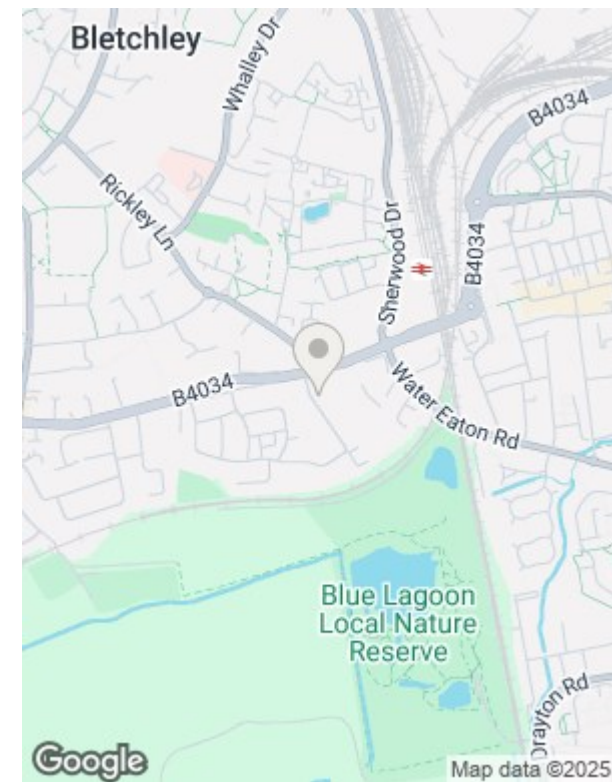








Total area: approx. 98.3 sq. metres (1058.6 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

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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	64	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

