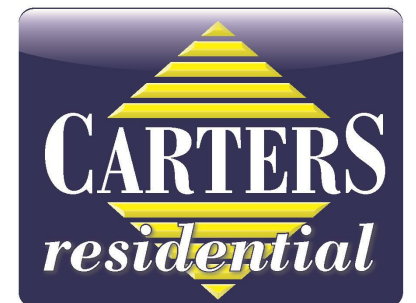




Elm Drive, Deanshanger, MK19 6JE



31 Elm Drive
Deanshanger
Northamptonshire
MK19 6JE

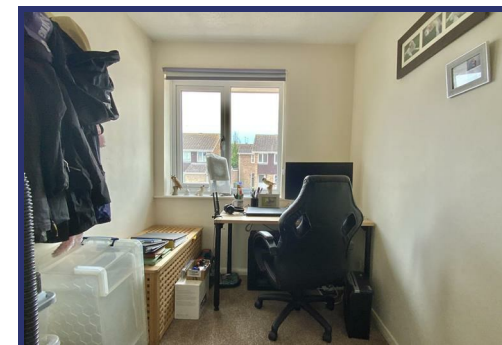
£325,000

A 3 bedroom semi detached house located with garage and gardens, located in the popular village of Deanshanger with an array of local facilities.

The house has accommodation set on two floors comprising an entrance hall, living room and a kitchen/dining room. On the first floor there are 3 bedrooms and a bathroom. Outside the property has gardens to the front and rear, a driveway and a garage which has been part converted to provide a store area or potential home office, gym or similar.

Deanshanger offers an array of facilities to include several shops, food establishments, a full range of schooling, church, pub, sports ground and community centre.

- Semi Detached House
- 3 Bedrooms
- Separate Living Room
- Kitchen/ Dining Room
- Part Converted Garage
- Driveway
- Front & Rear Gardens
- Walk to Schools, Shops, and Facilities





Ground Floor

An entrance hall has stairs to the first floor and the door to the living room.

The living room has a large window to the front and the door to the kitchen/dining room.

The kitchen/dining room has a dining area with space for a table and glazed French doors with glazed side panels opening to the rear garden, and a kitchen area with a range of units to floor and wall levels with worktops, a sink and integrated appliances to include an electric hob, extractor hood, oven and grill and dishwasher, fridge/ freezer and an under stairs cupboard. Window to the rear.

First Floor

The landing has a window to the side, access to the loft and a storage cupboard.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear with built-in wardrobes

Bedroom 3 is a single bedroom located to the front.

The bathroom has a modern suite in white comprising WC, wash basin and a bath with shower and glass screen over. Fully tiled walls and window to the rear.

Outside

The front garden is laid with concrete and gravel providing off-road parking for these two cars side-by-side.

The rear garden has a paved patio, lawns and is enclosed by fencing.

Garage

A single garage has an up and over door from the front, a rear pedestrian door, power and light and is currently divided to have a storage area at the front and office/garden room, which is lined and decorated, to the rear.

Heating

The property has gas to radiator central heating.

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 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

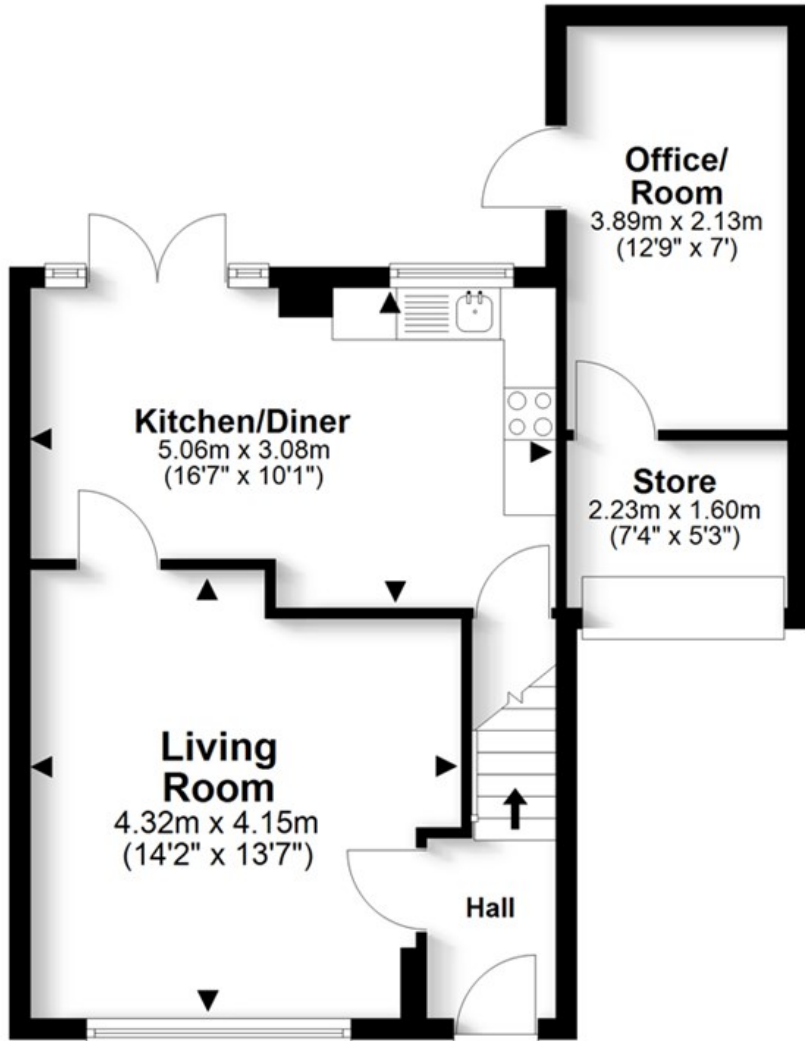
Disclaimer

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.

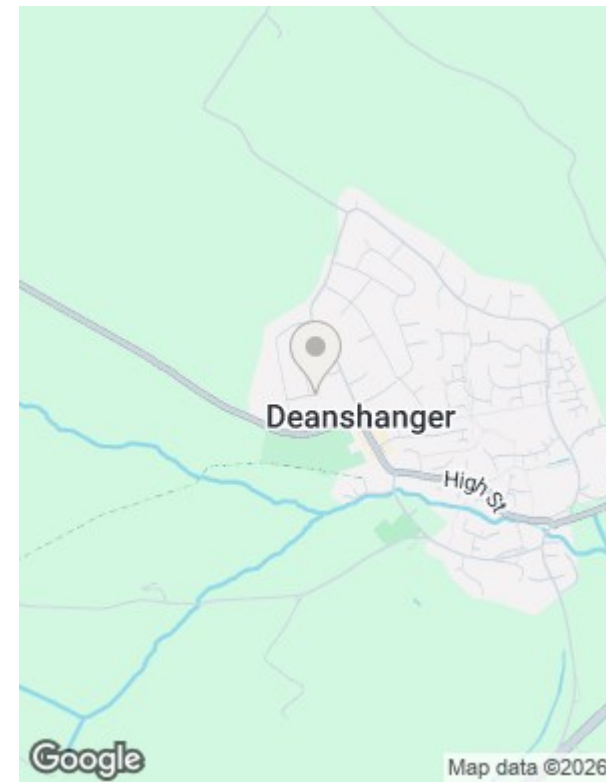
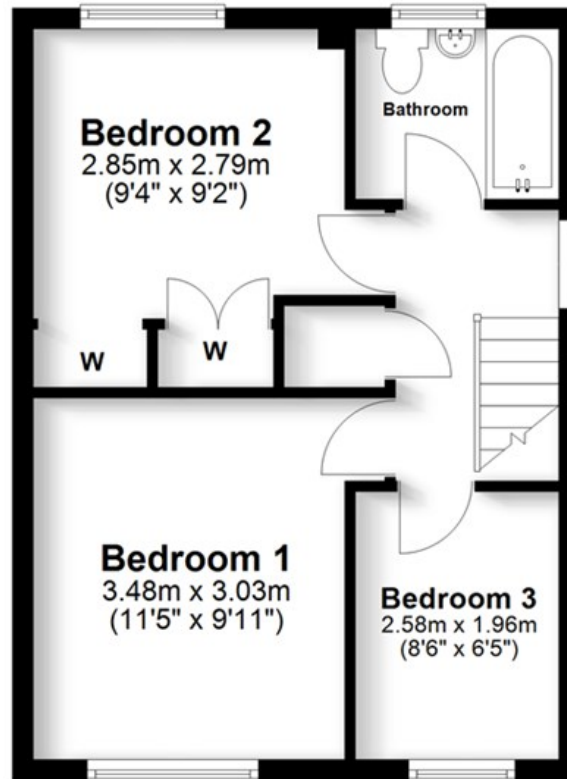




Ground Floor



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			
England & Wales		EU Directive 2002/91/EC	