

Cauldwell

PROPERTY SERVICES



13 Kennington Close, Newport Pagnell, MK16 0NJ

£465,000

CAULDWELL are delighted to offer for sale this well-presented detached family home, situated in a quiet cul-de-sac in Newport Pagnell, known locally for its Christmas light displays. Originally configured as a four-bedroom home, the property now offers three well proportioned sized bedrooms, complemented by separate reception rooms, a conservatory and an en-suite to the principal bedroom.

The ground floor accommodation comprises an entrance hall, downstairs cloakroom, lounge, separate dining room, kitchen and conservatory, providing versatile space for everyday family living and entertaining.

On the first floor, the landing leads to three bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite. Outside, there are gardens to the front and rear, together with a garage and off-road parking.

Newport Pagnell is a historic market town combining character and heritage with the convenience of modern amenities. Its attractive town centre offers a range of independent shops, cafés, traditional pubs and restaurants, alongside everyday services. Community events, including the annual carnival and Christmas festivities, add to the town's appeal.

For those who enjoy the outdoors, Bury Field offers extensive open space for walks, while riverside routes and local parks provide further opportunities to explore and relax. The town also benefits from schools, sporting

ENTRANCE HALL

Stairs to first floor. Coving to skimmed ceiling. Understairs storage cupboard. Radiator. Door to kitchen, living room and cloakroom. Radiator.

RE-FITTED CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to front.

LIVING ROOM 16'0" x 11'5" (4.89 x 3.49)

Double glazed window to front. Radiator. Opening to dining room. Feature fireplace and surround

DINING ROOM 10'4" x 9'9" (3.17 x 2.99)

Double glazed door and windows leading to conservatory. Coving to skimmed ceiling with inset lighting. Radiator

CONSERVATORY 11'4" x 8'9" (3.46 x 2.68)

Vaulted ceiling. Brick and UPVC double glazed construction. Double glazed French doors to rear. Power.

KITCHEN 12'0" x 8'6" (3.67 x 2.61)

Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer. Space for Range cooker. Built in dishwasher. Space for under counter fridge. Breakfast bar. Splash back tiling. Wall mounted boiler. Extractor. Double glazed window to rear and double glazed door to side.

FIRST FLOOR LANDING

Doors to upstairs rooms. Coving to skimmed ceiling. Door to airing cupboard. Double glazed window to side. Access to loft.

BEDROOM ONE 18'10" x 10'0" (5.75 x 3.05)

Formerly bedroom one and four
Two double glazed windows to front. Two radiators. Coving to skimmed ceiling. Double door wardrobe with sliding doors. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Tiled walls and flooring. Skimmed ceiling. Extractor. Frosted double glazed window to side.

BEDROOM TWO 10'3" x 7'9" (3.14 x 2.38)

Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM THREE 7'2" x 10'8" (2.19 x 3.26)

Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BATHROOM

Three piece suite comprising panelled p shaped bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Extractor. Inset lighting. Heated towel rail.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area. Raised flower beds. Wooden fence surround. Shed with power and light.

FRONT GARDEN

Laid to lawn with double width block paved driveway.

SINGLE GARAGE

Up and over door, Power and light and water supply. Plumbing for washing machine.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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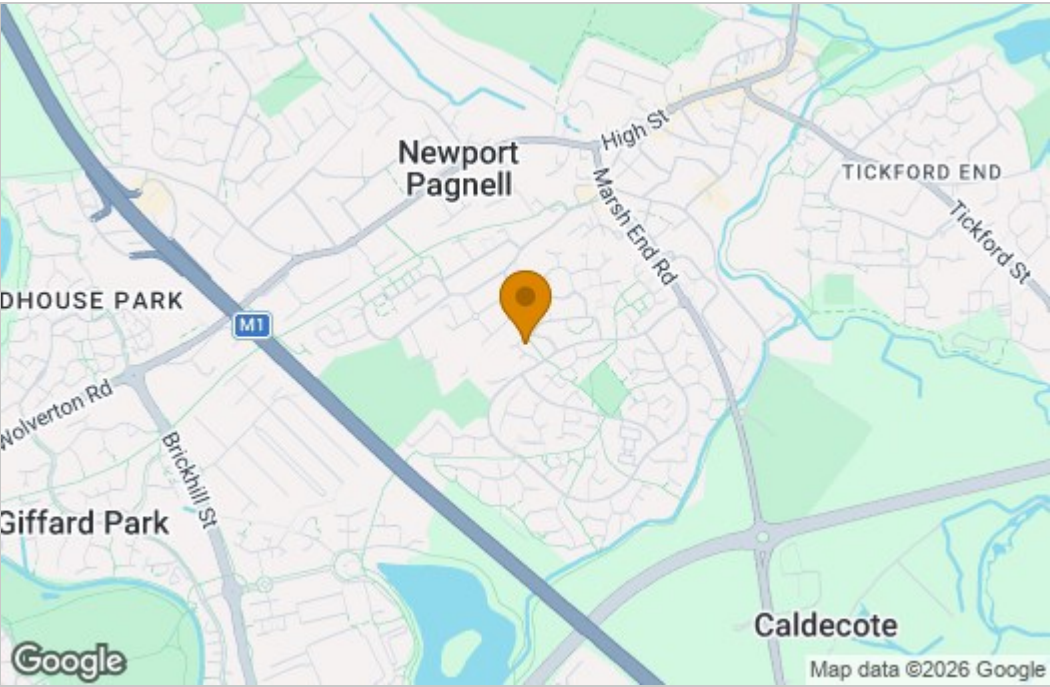
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Floor Plan

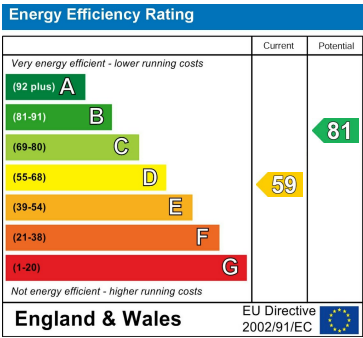


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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