



Lovat Street, Newport Pagnell, MK16 0EF

welcome to

Lovat Street, Newport Pagnell

Situated in the sought-after market town of Newport Pagnell, this well-presented three-bedroom, Victorian, double-fronted home on Lovat Street offers a perfect blend of character, comfort, and convenience making it ideal for first-time buyers, growing families, or investors.

Entrance Hall

Double-glazed door to the front, radiator and stairs to the first floor. Doors to the open plan living area, lounge and family bathroom.

Lounge

Log burner, TV point, carpet and radiator. Double-glazed sash bay window to the front.

Living/Kitchen/Diner

Kitchen/Dining Area - Fitted with a mix of wall and base units with work top over, 1.5 bowl sink with mixer tap and drainer, rangemaster cooker with extractor fan over. Integrated wine fridge and dishwasher. Space for a tumble dryer or under counter fridge. Under floor heating in the kitchen area and double-glazed window to the rear. Space for a dining table and chairs, double-glazed skylight windows and double-glazed doors leading out to the garden.

Living Area - Feature fireplace with a log burner, TV point, parquet flooring, under floor heating. radiator and double-glazed sash bay window to the front.

Utility Room

Fitted with a mix of wall and base units with work top over, Butler sink, boiler, parquet flooring and space for a washing machine. Double-glazed sash window to the front.

Bathroom

Partially tiled with a wash hand basin sitting on a drawer unit, WC with high flush and claw foot, roll top bath with mixer tap and a shower attachment. Under floor heating and double-glazed obscured window to the rear.

First Floor Landing

Stairs from the ground floor and loft access. 2 double-glazed sash windows to the front. Doors to all bedrooms and the shower room.

Bedroom One

Feature fireplace, carpet and double-glazed window sash window to the front and double-glazed window to the rear.

Bedroom Two

Carpet, radiator and double-glazed sash window to the front.

Bedroom Three

Accessed by a sliding door with a radiator, carpet and double-glazed window to the rear.

Shower Room

Partially tiled with a wash hand basin with mixer tap in a vanity unit, low-level WC and a shower. Heated towel rail and double-glazed obscured window to the rear.





Outside Front Garden

Brick wall to the front with gravel areas and a path leading to the front door.

Rear Garden

Enclosed by brick walls with gated rear access, the garden is mainly laid with lawn with a paved patio area and shrub borders including a mature wisteria, lavender and ferns.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [brownandmerry.co.uk/Property/NPL108189](https://www.brownandmerry.co.uk/Property/NPL108189)



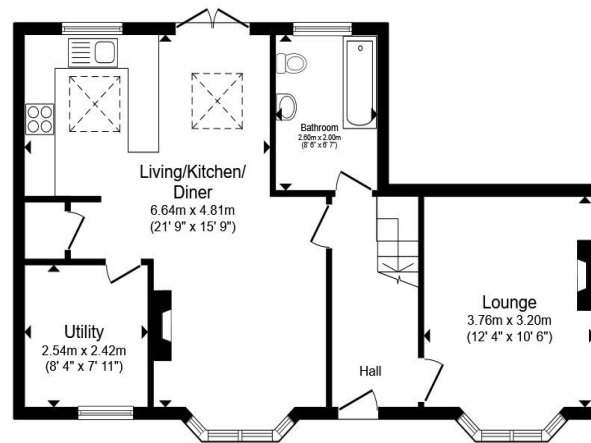
welcome to

Lovat Street, Newport Pagnell

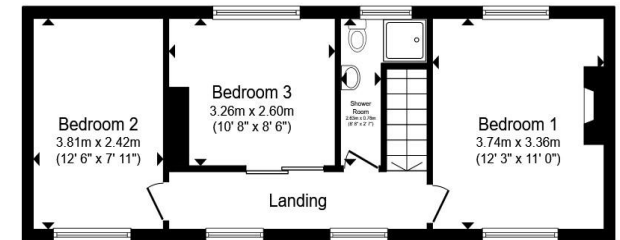
- THREE-BEDROOM VICTORIAN PERIOD PROPERTY
- OPEN PLAN LIVING/DINING/KITCHEN ROOM
- APPROX. 1194 SQ.FT / 111 SQUARE METERS
- TWO LOG BURNERS
- SEPARATE LOUNGE

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£415,000



Ground Floor



First Floor

Total floor area 105.3 m² (1,133 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online brownandmerry.co.uk/Property/NPL108189



Property Ref:
NPL108189 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



brownandmerry.co.uk