



Carlton Close, Newport Pagnell, MK16 9AX



6 Carlton Close  
Newport Pagnell  
Bucks  
MK16 9AX

**Asking Price £345,000**

We are pleased to offer for sale this distinctive semi detached home, quietly located at the end of a small cul de sac and not overlooked to the rear. The property offers vacant possession and is presented in excellent condition though would benefit from some updating.

The accommodation comprises; Entrance hall, Lounge, Dining room, Kitchen, Garden room, Three bedrooms, family bathroom, Gas central heating, Double glazing, significantly larger than average garage, Parking for several vehicles and gardens to front and rear.





### Ground floor

Entrance hall - Double glazed door with marching side panel. Staircase rising to the first floor with store cupboard under. Radiator.

Lounge - Pleasing focal point of ornamental fireplace with gas fire. Double glazed window to the front elevation. Radiator.

Dining room - Open walk through from the lounge to a good size dining area with a door opening to the garden room. Radiator.

Garden room/Conservatory - Glazed on two sides with door opening to the garden. Tiled flooring. Radiator

Kitchen - Single drainer stainless steel sink unit with cupboards under. Integrated dishwasher and fridge. Housing available for a washing machine. Built in oven and hob unit. Ample work surfaces. Useful range of cupboard units to base and high levels. ladder radiator. Door to the garden room.



### First floor

Landing - Access to loft space

Bedroom One - Located to the front of the property. Radiator

Bedroom Two - Located to the rear of the property. Built in cupboard housing the hot water tank and gas fired boiler. Radiator.

Bedroom Three - Front facing bedroom with a large over stairs store cupboard. Radiator.

Bathroom - Fully tiled to comprise a suite of panelled bath, low flush WC and wash basin. Radiator.



### Outside

The garden to the front has a neat lawn area bordered by shrubs and plants. A driveway leads to a large garage which has enough

space to accommodate a car and also a good size workbench which will remain. The drive affords parking for several vehicles. The rear garden has a shed and greenhouse, is extremely private and fenced to all sides. Several shrubs and plants surround the well tended lawn.

### Notice 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 off, and source of, funds - full details of acceptable proof need to 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. Some items may be available subject to negotiation with the Vendor.

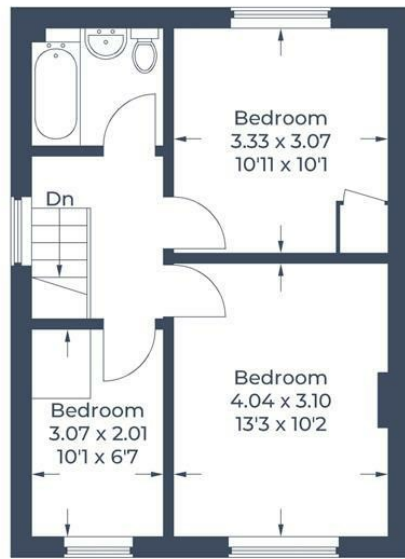




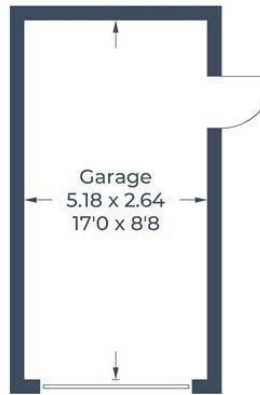
Approximate Gross Internal Area  
 Ground Floor = 50.7 sq m / 546 sq ft  
 First Floor = 37.8 sq m / 407 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 102.3 sq m / 1,101 sq ft



**Ground Floor**

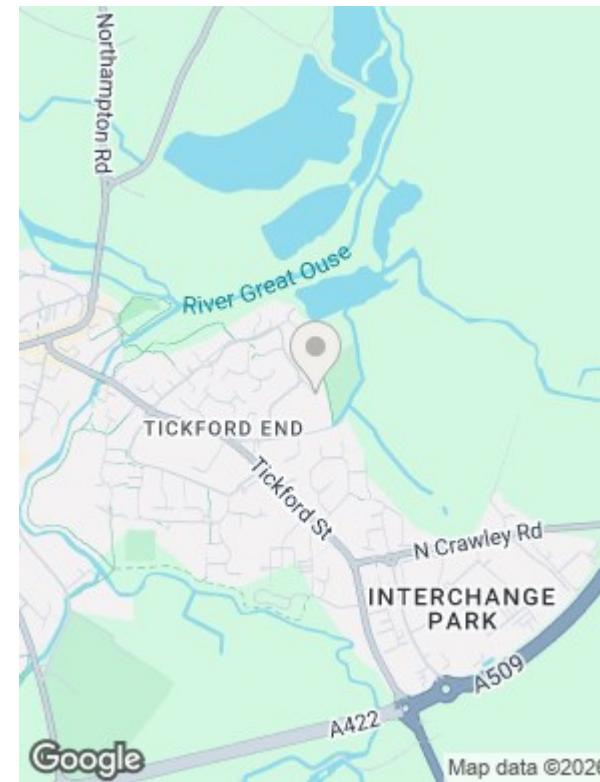


**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



**Viewing Arrangements**

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

01908 561010

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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	

