



Westbury Lane, Newport Pagnell, MK16 8PN

welcome to

Westbury Lane, Newport Pagnell

Detached family home Close to local amenities and within an excellent school catchment area. The home comprises of lounge, kitchen/diner, dining room, three bedrooms, family bathroom and integral garage.

Entrance Hall:

Upvc door to the front, wood flooring and radiator.
Stairs to the first floor and door to the lounge.

Lounge:

14' 7" x 11' 9" (4.45m x 3.58m)
Bay window to front, radiator, wood laminate flooring and T.V. point.

Dining Room:

13' 8" x 8' 1" (4.17m x 2.46m)
Double-glazed Patio door to garden, radiator, carpet, door to garage and double-glazed windows to the side.

Kitchen:

18' 5" x 10' 7" (5.61m x 3.23m)
Refitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, electric oven and electric hob with an extractor fan over. Space for a washing machine. Breakfast bar, radiator and double-glazed window to the rear and double-glazed double doors leading out to the garden.

Landing:

Carpet flooring, doors to bedrooms and bathroom.
Access to boarded loft which houses the boiler via ladder,

Bedroom One:

13' 2" x 10' 8" (4.01m x 3.25m)
Fitted wardrobes, carpet flooring, radiator, double glazed window to front aspect.

Bedroom Two:

12' 3" x 12' (3.73m x 3.66m)
Carpet flooring, radiator, double glazed window to rear aspect.

Bedroom Three:

10' 1" x 7' (3.07m x 2.13m)
Carpet flooring, cupboard, radiator, double glazed window to front aspect.

Bathroom:

Fitted with a four-piece suite to comprise: Bath, shower, wash hand basin and w.c. tiled floor to ceiling, double glazed obscured window to rear aspect.

Outside:

Front:

Paved driveway leading to garage.

Garage:

With an electric garage door, space for a fridge/freezer, power and lighting.

Rear Garden:

Mainly laid to lawn, small patio area, rear access.



Ground Floor



First Floor

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.focalagent.com



welcome to
Westbury Lane,
Newport Pagnell

- DETACHED HOME
- THREE BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY
- KITCHEN/DINER
- EXCELLENT SCHOOL CATCHMENT AREA

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

£450,000



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Property Ref:
NPL107527 - 0002

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