Cauldwell

PROPERTY SERVICES









19 Loughborough Drive., Milton Keynes, MK10 7DZ

£369,995

CAULDWELL are delighted to offer for sale this modern three-bedroom semi-detached home, presented in stunning condition throughout and situated in the sought-after Broughton area of Milton Keynes. Featuring a quality fitted kitchen/dining room, a refitted downstairs cloakroom and an en-suite to the principal bedroom, this attractive property offers an appealing setting for family living.

The ground floor accommodation comprises an entrance hall, a stylish refitted cloakroom, a lounge and a quality fitted kitchen/dining room, providing space for everyday meals and entertaining. The beautifully presented accommodation continues upstairs, where the principal bedroom benefits from an en-suite, alongside two further bedrooms and a family bathroom.

Outside, the rear garden offers space for relaxing, outdoor dining and family enjoyment, while allocated parking completes the property.

Broughton is a popular residential area on the eastern side of Milton Keynes, combining modern amenities with attractive green surroundings. Broughton Brook Linear Park provides opportunities for walks, cycling and outdoor recreation, with open spaces and play areas adding to the location's appeal for families.

Local schools and community facilities serve the surrounding neighbourhood, while nearby Kingston District Centre offers a choice of shops, supermarkets and places to eat. Central Milton Keynes provides a wider

ENTRANCE HALL
Front entrance door. Stairs to first floor. Door to living room, cloakroom and kitchen/diner.

DOWNSTAIRS CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Radiator. Skimmed ceiling with inset lights. Extractor Radiator

LIVING ROOM 16'0" x 9'8" (4.90 x 2.95)
Double glazed window to front. Radiator. Skimmed ceiling. Double doors to kitchen/diner.

KITCHEN DINING ROOM 16'4" x 9'3" (5.00 x 2.84)
Fitted with a range of wall and base units with worksurfaces incorporating sink and drainer with mixer tap. Built in oven, four ring hob and extractor. Built in washing machine and plumbing for dishwasher. Space for fridge freezer. Porcelain tiled flooring Double glazed French doors to rear. Double glazed window to rear. Skimmed ceiling. Understairs storage cupboard.

FIRST FLOOR LIVING
Doors to all rooms. Access to loft. Airing cupboard. Skimmed ceiling

BEDROOM ONE 11'6" x 9'10" (3.51 x 3.00)
Double glazed window to front. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Tiled flooring. Skimmed ceiling. Extractor.

BEDROOM TWO
Double glazed window to rear. Radiator.

BEDROOM THREE 9'6" x 6'3" (2.90 x 1.93)
Double glazed window to rear. Radiator.

FAMILY BATHROOM
Three piece suite comprising low level wc, wash hand basin and panelled bath with shower over. Heated towel rail. Extractor fan. Skimmed ceiling. Double glazed window to front.

REAR GARDEN
Enclosed and laid to lawn with patio area. Fence surround. Gated rear access. Garden shed.

ALLOCATED PARKING
Allocated parking to rear.

1. Measurements
All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

2. Vendor Approval
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

3. Mortgage
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

4. Solicitors
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

5. Anti Money Laundering Verification checks
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

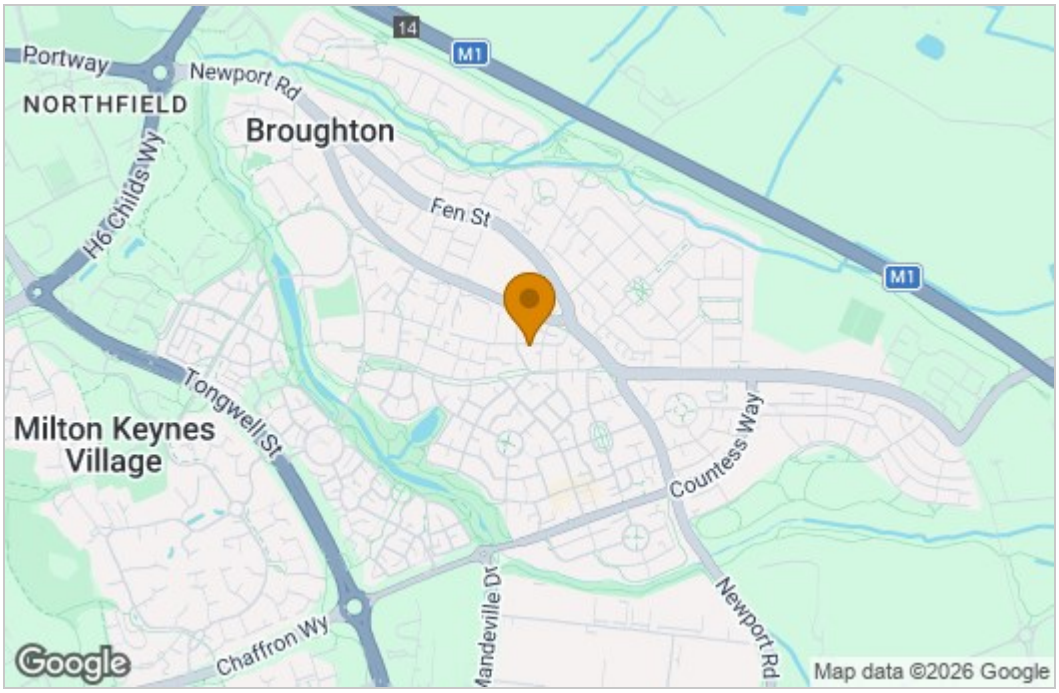
6. Photography
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

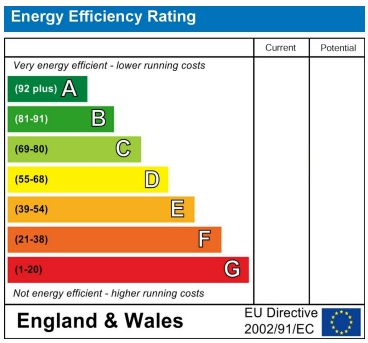


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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