



10 Nicholas Mead, Great Linford MK14 5EN

£315,000

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## 10 Nicholas Mead, Great Linford MK14 5EN

Set within a quiet residential area of Great Linford, 10 Nicholas Mead presents a well-maintained three-bedroom mid-terrace home offering generous living space and modern features in a highly convenient Milton Keynes location.

The ground floor is arranged to suit modern lifestyles, with a spacious open-plan living and dining room enjoying plenty of natural light and direct access to the enclosed rear garden, creating an ideal setting for both everyday living and entertaining. The kitchen is thoughtfully laid out, providing ample cupboard and worktop space and is equipped with an electric hob, double oven/grill, and integrated slimline dishwasher. A notable feature of the ground floor is the recently upgraded cloakroom, now fitted as a practical shower room.

On the first floor, the accommodation continues with three well-sized bedrooms, including a generous main bedroom, alongside a modern refitted family bathroom.

Outside, the property benefits from an allocated parking space positioned to the rear and enclosed private rear garden with outside shed. The location is particularly well suited to families and professionals alike, with easy access to local schools, neighbourhood shops, parkland, and excellent transport connections.

This attractive home offers a great opportunity for buyers seeking space, comfort, and a desirable setting.

**\*\*All viewings are strictly by appointment and must be booked in advance - an early enquiry is recommended to secure a slot \*\***







## Entrance Hall

The property is entered via a welcoming entrance hall featuring wooden flooring and providing access to the principal ground floor rooms.

A door to the left leads into the refitted downstairs shower room, while a door to the right opens into the lounge. An understairs storage cupboard offers practical storage, and stairs rise to the first-floor accommodation.

There is also a doorway through to the kitchen, although this is currently not in regular use by the present owners due to the positioning of an appliance on the kitchen side.

## Downstairs Shower Room

2.18m x 2.01m (7'2" x 6'7")

Upon entering the property, the refitted downstairs shower room is located immediately to the left.

Finished to a modern standard, the room is fully tiled and fitted with a low-level WC and wash hand basin set within a vanity unit, providing useful storage.

A large walk-in shower cubicle with multiple shower attachments completes the space, while a window to the front aspect allows for natural light and ventilation.









## Lounge

3.71m x 3.4m (12'2" x 11'2")

The living room continues the wooden flooring from the entrance hall and enjoys a window to the front aspect, allowing for plenty of natural light.

A feature electric fireplace with surround provides a focal point to the room.

Open plan in design, the space flows seamlessly through to the dining area, creating a versatile and sociable living space well suited to both everyday use and entertaining.

## Dining Room

3.38m x 2.92m (11'1" x 9'7")

The dining area continues with wooden flooring and remains open plan to the living room, enhancing the sense of space and flow. Patio doors open directly onto the rear garden, providing excellent natural light and a pleasant connection to the outdoor space.

The room is open to the kitchen on the left-hand side, creating a practical layout ideal for modern family living and entertaining.

## Kitchen

3m x 2.26m (9'10" x 7'5")

The kitchen is fitted with a modern range of units, offering a mix of high- and low-level cupboards to provide ample storage. Integrated appliances include a slimline dishwasher, electric oven, electric hob, and extractor fan, while there is additional space for an upright fridge/freezer and washing machine.

Finished with tiled flooring and complemented by contemporary splashbacks, the kitchen enjoys a window overlooking the rear garden, bringing in natural light and completing this practical and stylish space.





## Bedroom One

3.56m x 3.4m (11'8" x 11'2") max

The principal bedroom is a front-facing double room, finished with carpeting and benefiting from a double-glazed window to the front aspect, allowing for plenty of natural light.

The room also features built-in wardrobes providing useful storage, along with a radiator, making this a comfortable and well-proportioned main bedroom.

## Bedroom Two

3.45m x 3.02m (11'4" x 9'11")

Bedroom two is a rear-facing double room, finished with carpeting and benefiting from a radiator, making it a comfortable and versatile space suitable for a guest room, child's bedroom, or home office.



## Bedroom Three

3.02m x 2.59m (9'11" x 8'6")

Bedroom three is a good-sized room that could accommodate a double bed if required.

Currently used as a spare room/dressing room, it benefits from a window to the rear aspect, along with carpeting and a radiator, making it a flexible space to suit a variety of needs.



## Bathroom

2.18m x 2.01m (7'2" x 6'7")

The family bathroom has been refitted and is finished with tiled flooring and complementary splashbacks.

The suite comprises a bath with mixer tap, low-level WC, and a wash hand basin set within a vanity unit, providing useful storage.

A window to the front aspect allows for natural light and ventilation, completing this modern and practical bathroom.



## Outside

To the rear, the property enjoys a fully enclosed garden offering a good degree of privacy, enhanced by mature shrubs. Immediately to the back of the house is a slabbed patio area, ideal for outdoor seating and entertaining.

The garden is tiered and mainly laid to lawn, featuring a small pond and a storage shed.

The garden also incorporates the property's allocated parking space, which is accessed via gates from the road, allowing it to be used as part of the garden area when not required for parking.

## Key Features

- Three-bedroom mid-terrace home
- Sought-after Great Linford location, Milton Keynes
- Open-plan living and dining area
- Well-equipped kitchen with integrated slimline dishwasher, electric hob and double oven/grill
- Recently refitted ground-floor shower room
- Three well-proportioned bedrooms
- Modern refitted family bathroom
- Allocated rear parking space
- Enclosed rear garden
- **Property Reference: NL1208**







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