6 Santa Maria Lane, Milton Keynes, MK3 5FS

£379,995

Situated within the ever-popular Newton Leys development, this property enjoys excellent commuter links and is conveniently positioned close to Asda, as well as the popular pub and restaurant, The Turing Key. The development also benefits from parks and a picturesque lake, ideal for enjoying during the warmer months. The property also enjoys an attractive outlook overlooking allotments.

The property itself is presented in excellent condition throughout. Upon entering, you are welcomed by a spacious entrance hall featuring a contemporary glass balustrade, which sets the tone for the accommodation on offer. The ground floor benefits from a re-fitted kitchen/breakfast room, a large lounge/dining room, and a downstairs cloakroom/WC.

To the first floor, a spacious landing leads to three well-proportioned bedrooms, all of which are capable of accommodating a double bed. The principal bedroom further benefits from an en suite shower room. There is also a re-fitted family shower room and two useful storage cupboards.

Externally, the property offers a well-maintained rear garden, together with a detached garage, adding both practicality and further appeal to this impressive home.

Council tax band: D
Energy rating: C

ENTRANCE HALL
Stairs to first floor. Radiator. Tiled flooring. Skimmed ceiling. Door to lounge/dining room, kitchen breakfast room and cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to side. Radiator. Skimmed ceiling with extractor. Tiled flooring.

KITCHEN/BREAKFAST ROOM 9'7" x 13'5" (2.94 x 4.09)
Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit. Built in double oven, four ring hob and extractor hood. Built in dishwasher, washing machine and fridge freezer. Double glazed window to rear and double glazed French doors to rear. Radiator. Tiled flooring. Skimmed ceiling. Concealed wall mounted boiler.

LOUNGE/DINING ROOM 21'9" x 16'8" (6.63 x 5.09)
unusual shaped room
Double glazed bay window to front. Double glazed window and door to rear. Feature fireplace and surround. Two double panelled radiators. Understairs storage cupboard. Skimmed ceiling.

FIRST FLOOR LANDING
Double glazed window to front. Skimmed ceiling. Radiator. Two storage cupboards. Door to all rooms.

BEDROOM ONE 15'5" x 11'5" (4.70 x 3.50)
unusual shaped room
Double glazed window to front. Double panelled radiator. Door to ensuite. Built in cupboard with three mirrored doors. Skimmed ceiling.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Skimmed ceiling. Extractor fan. Frosted double glazed window to rear.

BEDROOM TWO 10'2" x 9'8" (3.10 x 2.96)
Double glazed window to rear. Radiator. Built in wardrobe with two doors.

BEDROOM THREE 9'8" x 8'10" (2.96 x 2.70)
Skimmed ceiling. Radiator. Double glazed window to rear. Access to loft space.

REAR GARDEN
Enclosed garden laid mainly to pebble with patio area. Wooden fence surround. Gated side access.

DETACHED SINGLE GARAGE
Up and over door. Outside tap and light.

FRONT GARDEN
Laid to slate with hardstanding driveway. Outside light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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

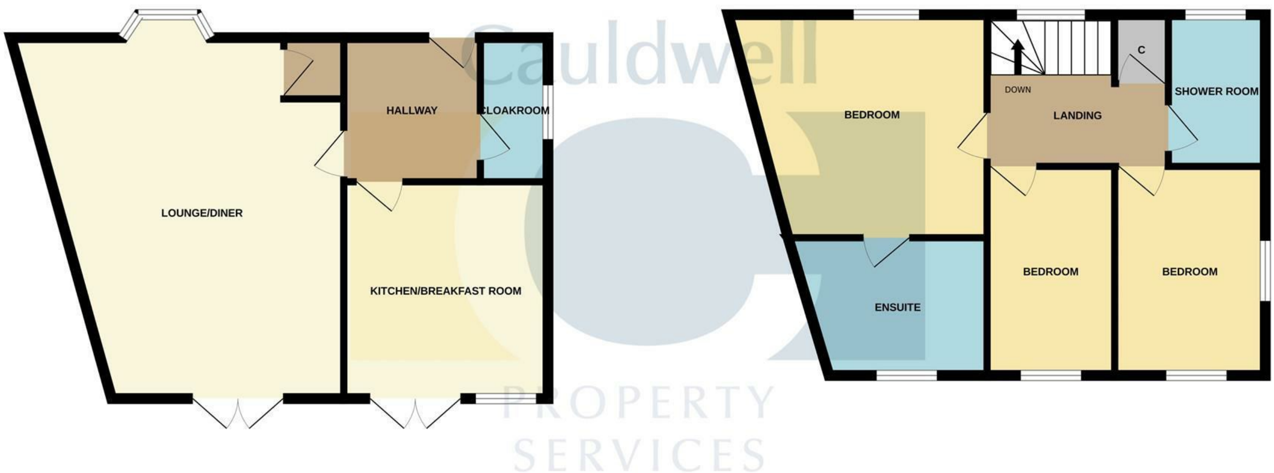
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1141sq.ft. (106.0 sq.m.) approx.

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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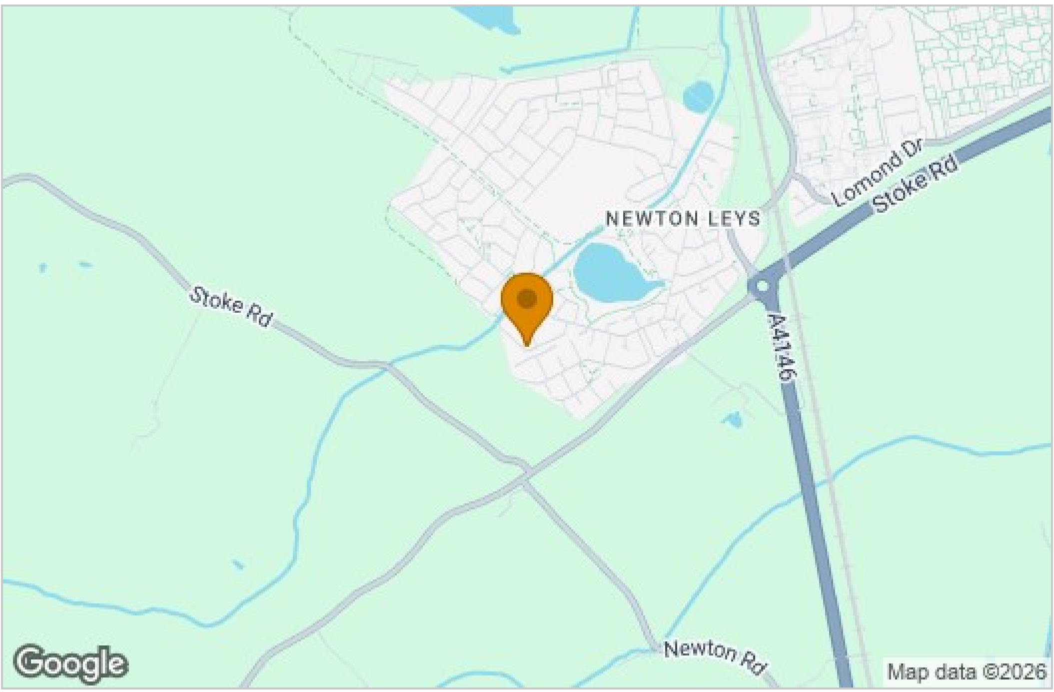
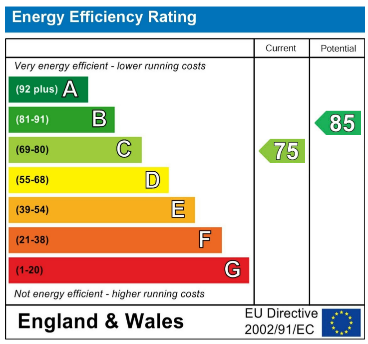
Area Map



Energy Efficiency Graph



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