



Cauldwell

PROPERTY SERVICES



26 Leary Crescent

, Newport Pagnell, MK16 9GD

£515,000



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ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing with understairs storage cupboard.

CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Tiled flooring.

LIVING ROOM

16'11" x 11'6" (5.17 x 3.52)

Double glazed bay window to front. French doors to dining room. Television and fibre internet points. Wood burning stove. Radiator. LED spot lights.

DINING ROOM

12'2" x 9'2" (3.73 x 2.80)

Double glazed French doors to rear. Radiator. LED spot lights.

KITCHEN

17'1" x 13'8" max (5.21 x 4.18 max)

Double glazed window to rear. Fitted with a range of wall and base units with Corian worksurfaces incorporating stainless steel sink drainer. Electric oven, four ring hob and extractor hood. Integral dishwasher. Space for American style fridge freezer. Corian breakfast bar. LED spot lights. Tiled flooring. Vertical radiator. Arch to family room.

UTILITY ROOM

7'8" x 5'1" (2.34 x 1.56)

Double glazed door to side. Wall and base units with Corian worksurface. Sink drainer unit. Plumbing for washing machine. Extractor fan. Radiator. Tiled flooring. Access to part boarded loft space. Door to integral garage.

FAMILY ROOM

15'4" x 7'10" (4.68 x 2.41)

Double glazed windows to both sides and rear. Double glazed French doors to side. LED spot lights. Tiled flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard housing combination boiler.

BEDROOM ONE

13'2" x 9'1" (4.03 x 2.78)

Double glazed window to front. Radiator. Television point. LED spot lights. Built in wardrobe. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Shaver point. Tiled walls.

BEDROOM TWO

11'6" x 9'1" (3.53 x 2.78)

Double glazed window to rear. Radiator. LED spot lights.

BEDROOM THREE

10'2" x 8'5" (3.11 x 2.59)

Double glazed window to front. Radiator. LED spot lights. Built in storage cupboard.

BEDROOM FOUR

6'6" x 8'6" (1.99 x 2.61)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mains shower and screen, wash hand basin in vanity surround and close coupled wc. Shaver point. Extractor fan. Heated towel rail. LED lighting. Tiled walls.

FRONT GARDEN

Laid to lawn with trees and hedging. Hardstanding driveway parking. Gated access to rear,

INTEGRAL GARAGE

18'9" x 8'5" (5.72 x 2.59)

Up and over door to front. Power and light. Door to utility room.

REAR GARDEN

Laid to lawn with rear width decking area., raised beds and patio area, Outside tap. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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.



Road Map



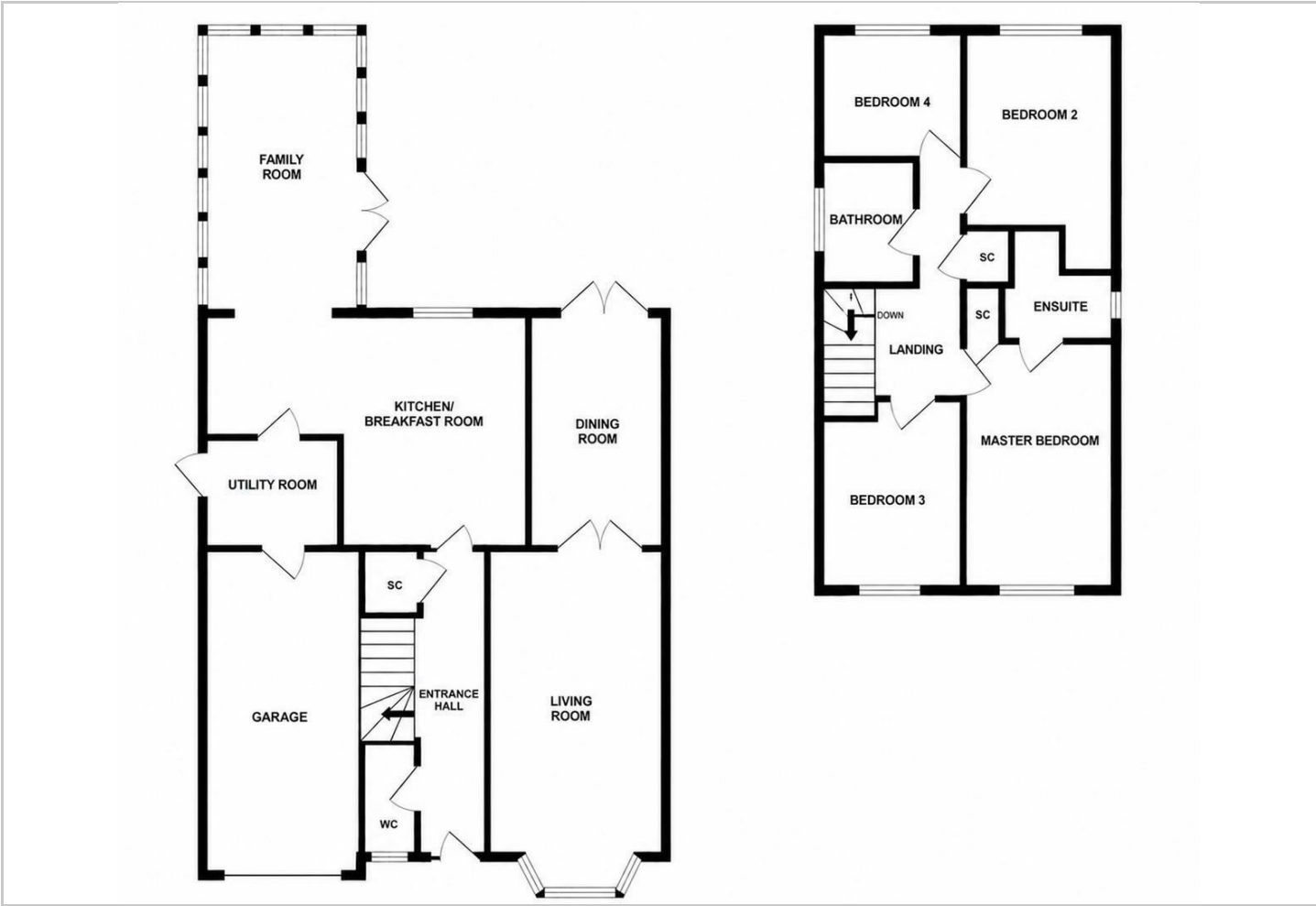
Hybrid Map



Terrain Map



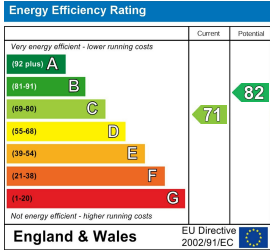
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

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.