



Stock Lane, Milton Keynes, MK17 0LS



13 Stock Lane
Whaddon
Milton Keynes
Buckinghamshire
MK17 0LS

£375,000

A 3 bedroom semi detached 1930's style property on a large plot with fabulous countryside view and plenty of scope to improve and extend (subject to any necessary consent).

The property has accommodation set on two floors comprising an entrance hall, living room, kitchen/dining room and ground floor bathroom. On the first floor, there are 3 bedrooms plus a cloakroom.

The property occupies a large plot with large gardens to both the front and rear with fabulous countryside view to the rear and plenty of scope for a large extension, subject to any necessary consent – similar homes in the area have extended. The property also benefits for an air source heat pump and solar panel central heating.

- Large Plot with Large Front & Rear Gardens
- Countryside Views
- Non-Estate Location
- 3 Bedroom Semi Detached House
- Scope to Extend
- 2 Reception Rooms
- 3 Bedrooms
- Ground Floor Bathroom + First Floor WC
- VACANT - CHAIN FREE SALE





Ground Floor

A front door opens to the entrance hall which has doors to all rooms and stairs to the first floor.

The living room located to front has a feature fireplace.

A kitchen /dining room located to the rear has plenty of space for a dining table and a kitchen with a range of units to floor and wall levels, worktops, sink unit and integrated oven, hob, fridge, and freezer. Space of washing machine, windows to the rear and side, door to the rear garden.

The bathroom has a suite comprising WC, wash basin and bath. Window to the rear.

First Floor

The first floor landing has an airing cupboard, window to the front and doors to all rooms.

Bedroom 1 is a double bedroom located to the front.

Bedroom 2 is a double bedroom located to the rear with lovely countryside views.

Bedroom 3 is a single bedroom located to the rear with countryside views.

A cloakroom has a WC and wash basin.

Outside

A highlight of this home are the large gardens to both the front and rear - in all around 0.14 of an acre.

The property is set well back from the road with a long front garden (around 60ft in length) with lawns and a pathway to the front door. Side gated access to the rear garden.

The large rear garden has a patio area, lawns beds & borders and a matured tree to include a mature oak tree. The gardens back onto farmland with far reaching views. The large plot offers plenty of scope for extending, subject to any necessary consent. Similar homes in the locality have done so.

Heating

The property has a recently installed air source heat pump to radiator system plus solar panels.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Aylesbury Vale Council
Council Tax Band: D £ payable for the year 2022/23

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

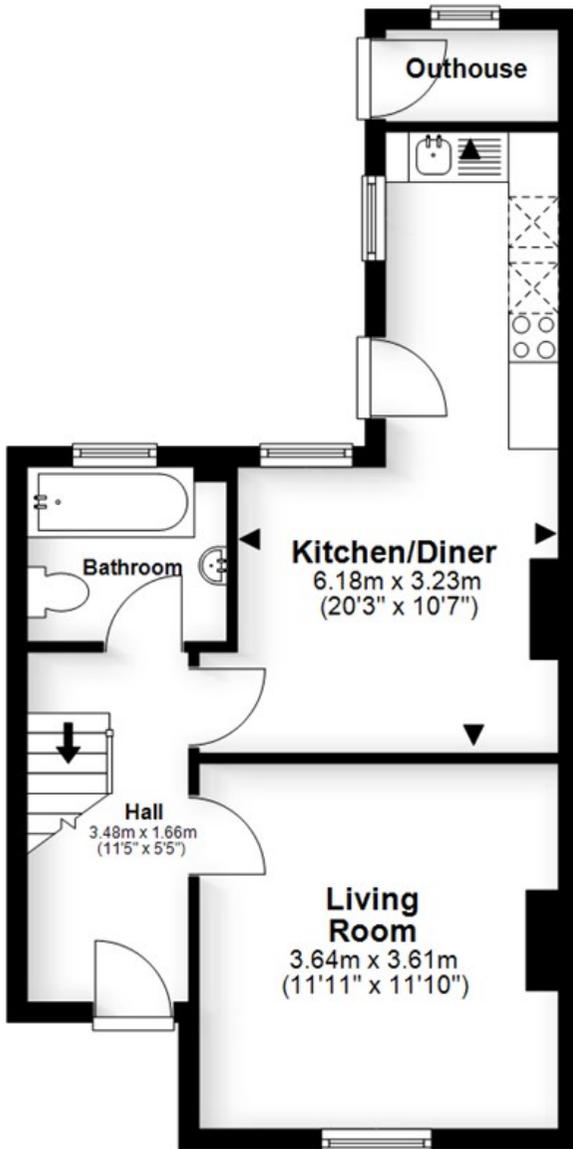
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





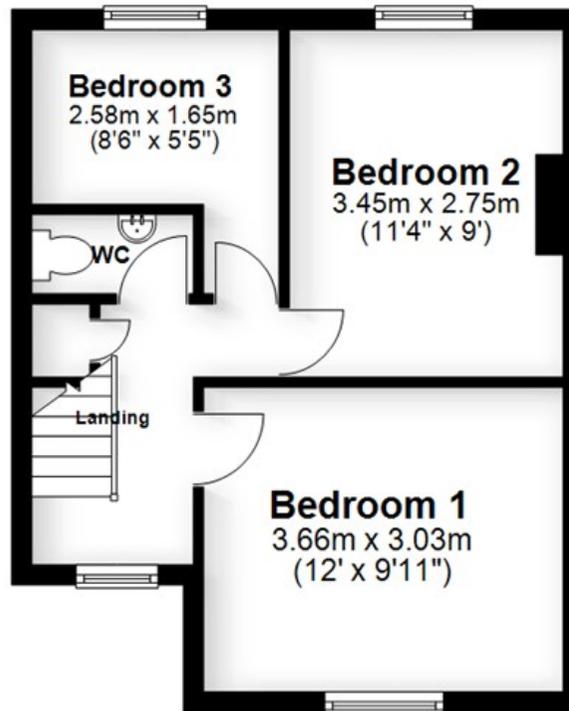
Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)



Total area: approx. 85.5 sq. metres (920.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

