

Cauldwell

PROPERTY SERVICES



7 Lenborough Court, Milton Keynes, MK15 0BX

£409,995

A well presented semi-detached home, located within one of the most sought-after original developments of Woolstone. Perfectly positioned close to the city centre and mainline railway station of Milton Keynes, the property is also surrounded by established parkland, creating a peaceful yet highly convenient setting.

Offered to the market with no onward chain, this attractive home has been significantly improved to include a refitted kitchen, refitted bathroom and an attractive enclosed rear garden with a repaved patio area.

The accommodation is thoughtfully arranged. On the ground floor, a spacious entrance hall provides access to a cloakroom, a modern kitchen, and a generous living/dining room that spans the full width of the property, offering excellent space for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms, served by the family bathroom, along with a storage/airing cupboard.

Externally, the property continues to impress. The rear garden is low-maintenance, ideal for easy enjoyment, block paved driveway and a single garage.

A superb opportunity to acquire a move-in-ready home in a highly regarded location, and a tranquil parkland setting — available now with no onward chain.

Council tax band C. Energy Rating: C

ENTRANCE HALL

Stairs to first floor. Wood effect flooring. Radiator. Storage cupboard. Doors to lounge/dining room, kitchen and a downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level wc and a wash hand basin. Radiator.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall and base units with work tops incorporating a sink with a mixer tap. Fitted oven and hob with extractor fan. Plumbing for a washing machine. Space for fridge freezer. Wall mounted boiler. Tiled splash back. Radiator.

LOUNGE/DINING ROOM

Double glazed window to rear aspect. Patio door to rear garden. Radiator. Feature fireplace.

FIRST FLOOR LANDING

Doors to all rooms. Radiator. Access to loft.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Frosted double glazed window to rear aspect. Three piece suite comprising paneled bath with shower screen, low level wc and a wash hand basin. Tiled.

REAR GARDEN

Enclosed. Mainly laid to lawn with patio area.

GARAGE

Up and over door.

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.

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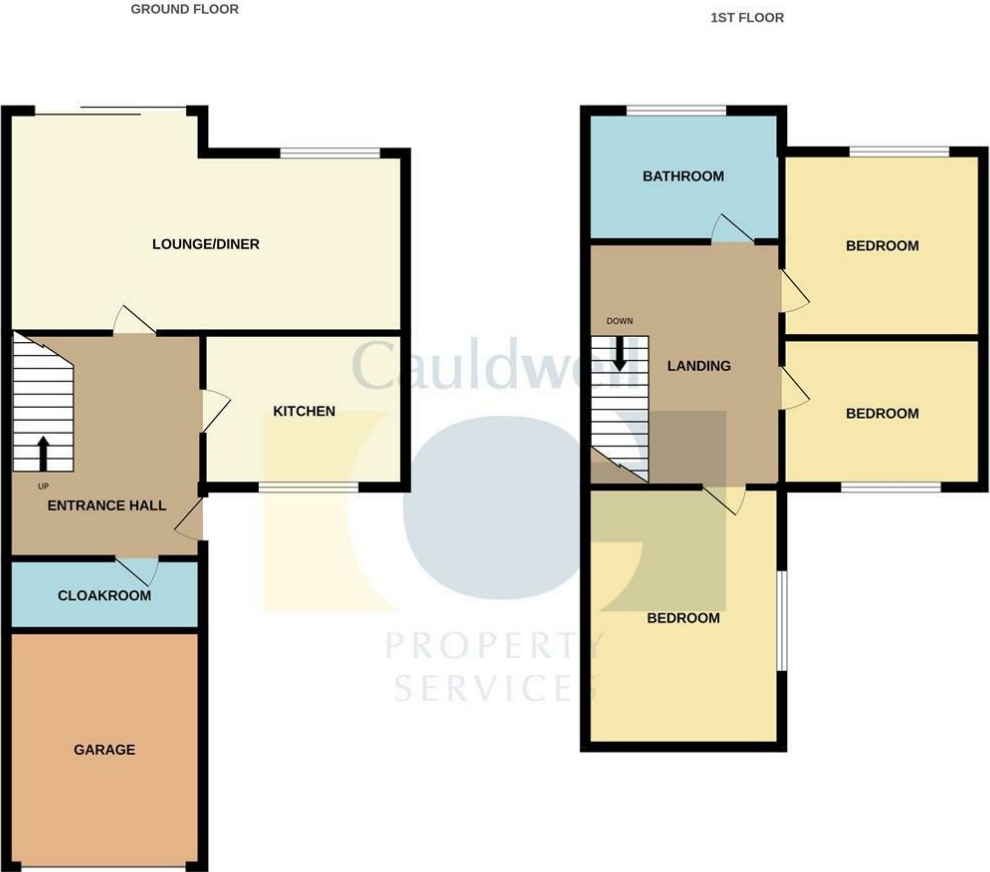
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,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

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Floor Plan

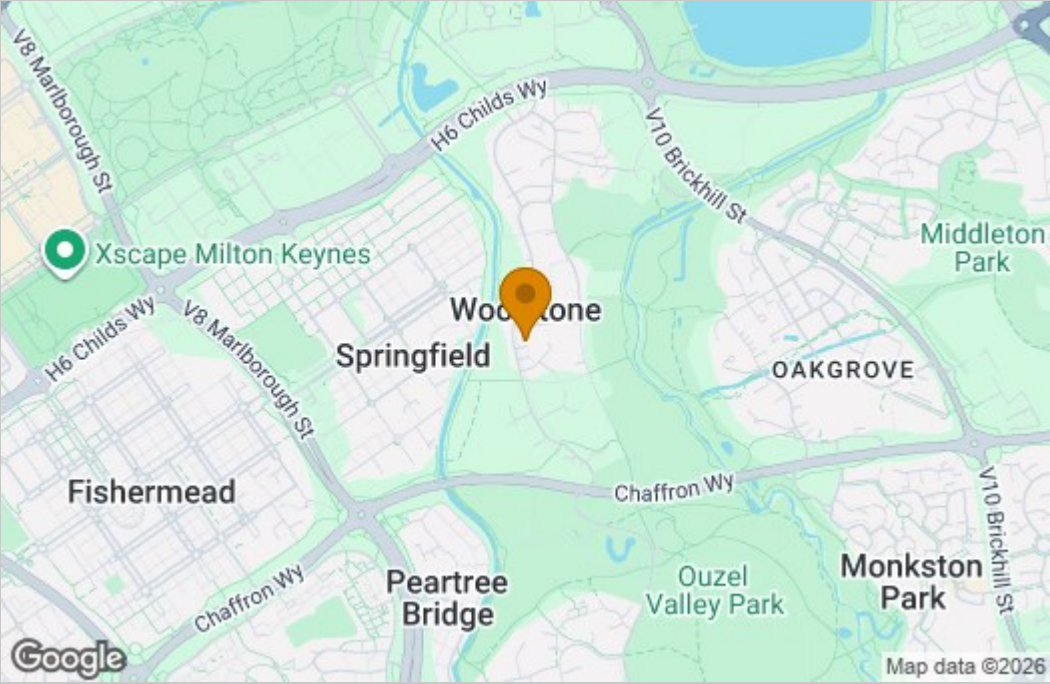


TOTAL FLOOR AREA : 1066sq.ft. (99.0 sq.m.) approx.

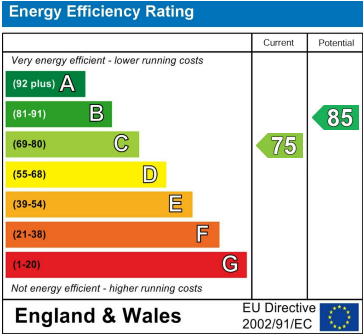
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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