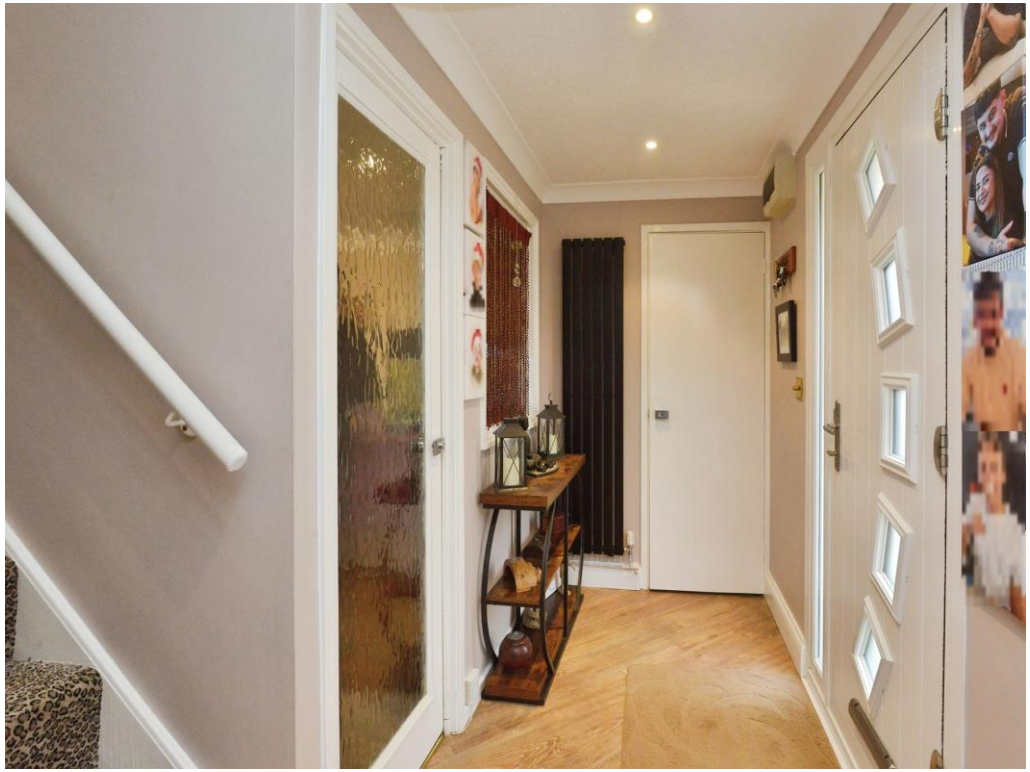


Connells

Alladale Place
Hodge Lea MILTON KEYNES

Alladale Place
Hodge Lea MILTON KEYNES MK12 6JN

for sale offers in excess of
£300,000







Property Description

A beautifully presented and lovingly maintained three-bedroom mid-terrace home in Hodge Lea, just a short drive from the historic market town of Stony Stratford and Wolverton.

The current owner has cared for the property for many years, and it's clear throughout.

The ground floor features a welcoming living room, a spacious open-plan kitchen and dining area, ideal for everyday family life and entertaining, plus a separate conservatory overlooking the garden and a convenient downstairs cloakroom.

Upstairs are three well-proportioned bedrooms, including two doubles, one single and a beautiful family bathroom.

Outside, you'll find a well maintained front garden with off street parking and an attractive, low maintenance rear garden, perfect for relaxing or entertaining.

With well-regarded schools, local shops, cafés and restaurants nearby, plus excellent road connections to Milton Keynes and Northampton, and rail links from Wolverton, this is an ideal choice for families and professionals alike.

Early viewing is highly recommended to really appreciate everything this delightful home has to offer.

Entrance

Entrance Porch

Storage cupboard and door to hallway.

Entrance Hall

Good size hallway offering additional storage cupboard, doors to accommodation and stairs rising to first floor.

Cloakroom

WC, Sink and window to front aspect.

Kitchen / Dining Room

Bright and spacious room with ample space for dining table and chairs. Large window to front aspect, window to rear and door to garden. The kitchen offers a range of wall and base units, built in appliances and stainless steel sink and drainer.

Living Room

Relaxing and charming room with patio doors leading into the conservatory.

Conservatory

Brick and glass conservatory offering additional reception room to enjoy the outdoor garden space.

First Floor

Generous landing space with additional storage cupboard and doors to accommodation.

Bedroom 1

Good sized double bedroom with window to front aspect and built in wardrobes.

Bedroom 2

Double bedroom with window to front aspect and built in wardrobes.

Bedroom 3

Single bedroom with window to rear aspect and built in wardrobes.

Family Bathroom

Beautifully appointed with WC, built in sink unit , large shower and additional bath. Window to rear aspect.

Outside

To the front of the property is off road parking for several vehicles.

Rear Garden

To the rear of the property is a well maintained garden mainly laid to patio with access to the front through a secure gate.

Agent Note

Agents Note: It is our understanding that the Property is not registered at the Land Registry. Registration has been applied for and is pending. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agent Note

Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







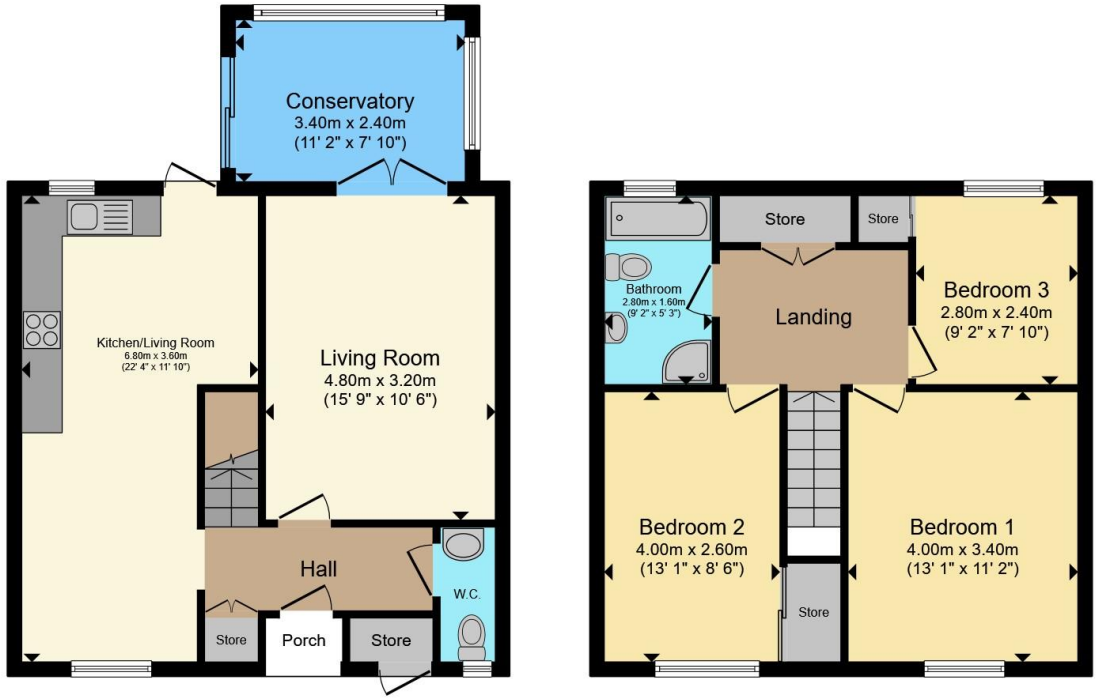







Lean On
FAMILY





Ground Floor **First Floor**

Total floor area 104.4 m² (1,124 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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82 High Street Stony Stratford
MILTON KEYNES MK11 1AH

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SSD308022

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.