



**Holland Way, Newport Pagnell, MK16 0LL**

**welcome to**

## **Holland Way, Newport Pagnell**

CHAIN FREE - Located on the popular residential road of Holland Way in Newport Pagnell, this THREE-bedroom SEMI-DETACHED property offers well-proportioned accommodation, ideal for families, first-time buyers, or those looking to downsize.

### **Entrance Porch**

Double-glazed door to the front and double-glazed window to the side. Door to the lounge/diner.

### **Lounge/Diner**

Radiator and double-glazed window to the front, stairs rising to first floor and door to the kitchen. Open to the conservatory.

### **Conservatory**

Brick and Upvc construction with double-glazed windows to both sides and the rear. Double-glazed door leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, eye-level double oven and induction hob with extractor fan over. Space for a washing machine, tumble dryer and fridge/freezer. Central heating boiler and double-glazed window to the rear. Double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor and loft hatch. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bedroom Two**

Built-in wardrobe with hanging space and storage, radiator and double-glazed window to the rear.

### **Bedroom Three**

Radiator and double-glazed window to the front.

### **Bathroom**

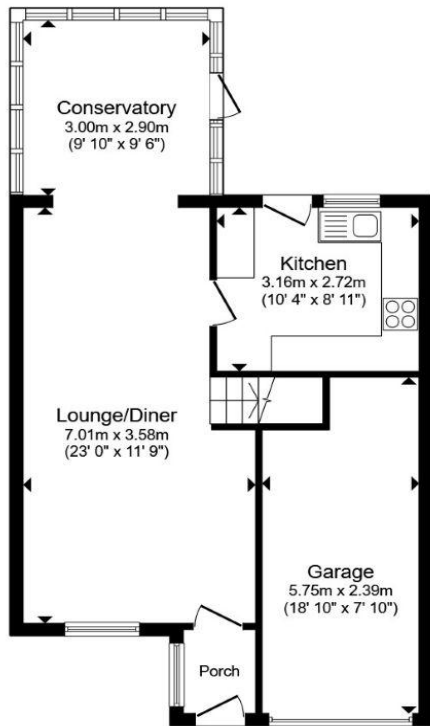
Partially tiled with a pedestal wash hand basin, low-level WC and bath with shower over. Radiator and double-glazed obscured window to the rear.

### **Outside Front Garden**

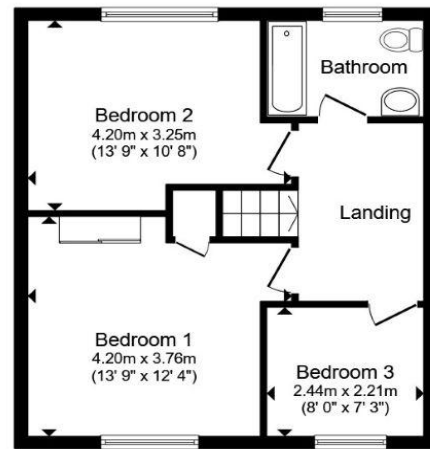
Mainly laid to lawn with a driveway providing off-road parking.

### **Rear Garden**

Private rear garden, mainly laid to lawn with a patio area and a shed.



**Ground Floor**



**First Floor**

Total floor area 104.9 m<sup>2</sup> (1,129 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](http://www.propertybox.io)



**welcome to**  
**Holland Way,**  
**Newport Pagnell**

- THREE-BEDROOM SEMI-DETACHED
- LOUNGE/DINER
- CONSERVATORY
- PRIVATE REAR GARDEN
- GARAGE & OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£270,000**



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