

Manor Road | Newton Longville | Milton Keynes | MK17 0AJ

Offers In Excess Of £365,000

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A beautifully presented three-bedroom family home offering spacious living accommodation throughout in a popular Buckinghamshire village a short drive from Leighton Buzzard and Milton Keynes. Enjoying a generous sitting room with log-burning stove, kitchen/breakfast room, utility room, downstairs cloakroom, three good size bedrooms and a modern family bathroom. Outside, the property has an excellent size, well-maintained garden with patio seating, a modern garden office ideal for home working, driveway parking and a detached garage providing additional storage or parking.

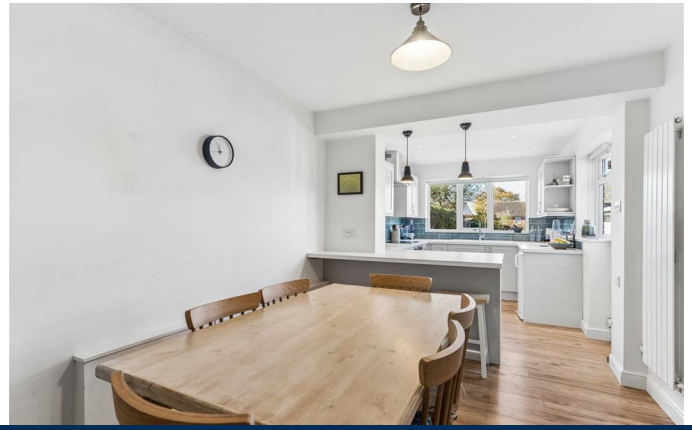
- A beautifully presented three-bedroom family home in Newton Longville close to schools, shops and countryside walks. .
- Spacious and bright sitting room with log-burning stove.
- Generous extended kitchen/breakfast room.
- Separate utility room with additional storage and appliance space.
- Recently refitted ground floor cloakroom.
- Three well-proportioned good size bedrooms.
- Modern family bathroom with separate bath and shower.
- Generous, well-maintained rear garden with lawn and large patio area ideal for outdoor dining and entertaining.

Welcome to Manor Road
The property benefits from an attractive frontage with a generous paved driveway providing off-road parking. A neatly maintained lawn with established shrubs and planted borders adds to the curb appeal, whilst gated side access leads towards the rear of the property.

Entrance Hall
The entrance hall has doors leading to the living room, kitchen, cloakroom and stairs rise to the first floor.

Kitchen/Breakfast Room
22'10" x 8'11" (6.96 x 2.72)
A beautifully presented, contemporary kitchen/breakfast room fitted with a range of white shaker-style wall and base units, complemented by quartz-effect work surfaces and stylish teal metro-tiled splashbacks. Integrated appliances include an electric oven, induction-style hob and stainless steel extractor hood, with a sink and drainer positioned beneath a large window overlooking the rear garden. Further benefits include recessed ceiling spotlights, feature pendant lighting, wood-effect flooring and a glazed door providing access to the rear garden. A breakfast bar offers additional seating, whilst the open-plan dining area provides ample space for a family dining table.

















Utility Room
A practical utility room fitted with white wall and base units, complemented by wood-effect work surfaces and a stainless steel sink with mixer tap. Space and plumbing for a washing machine and additional appliance, with a wall-mounted gas boiler, useful storage cupboards and a double-glazed window providing natural light.

Downstairs Cloakroom
A well-presented downstairs cloakroom fitted with a modern white suite comprising a low-level WC and wall-mounted wash hand basin with chrome mixer tap and tiled splashback.

Sitting Room
17'1" x 10'11" (5.21 x 3.35)
A spacious and beautifully presented sitting room featuring a large front-facing window allowing an abundance of natural light to fill the room. The focal point is a charming log-burning stove set within a brick-lined fireplace, complemented by a solid oak mantel and tiled hearth. Further benefits include fitted carpet, a radiator, coving to the ceiling and ample space for a range of lounge furniture.

Bedroom One
11'1" x 10'4" (3.4 x 3.15)
A well-proportioned and beautifully presented double bedroom featuring a large double-glazed window to the front aspect, allowing plenty of natural light. The room benefits from fitted carpet, a radiator and ample space for bedroom furniture, including wardrobes and drawer units.

Bedroom Two
12'4" x 10'7" (3.78 x 3.25)
A bright and well-proportioned second bedroom benefiting from dual-aspect double-glazed windows, allowing plenty of natural light to fill the room. Further features include fitted carpet, a radiator and ample space for bedroom furniture.

Bedroom Three
8'0" x 6'7" (2.46 x 2.01)
A bright and well-presented third bedroom featuring a double-glazed window to the front aspect, allowing plenty of natural light. Further benefits include fitted carpet, a radiator and space for bedroom furniture.

Bathroom
A spacious and well-presented family bathroom fitted with a modern white four-piece suite comprising a panelled bath with chrome mixer tap and shower attachment, separate shower enclosure with glazed screen, low-level WC and pedestal wash hand basin with chrome mixer tap. Further benefits include contemporary grey wall tiling, contrasting tiled flooring, a chrome heated towel rail, recessed ceiling spotlights and a frosted double-glazed window providing natural light and privacy.

Garden
A beautifully maintained and generously proportioned rear garden, predominantly laid to lawn with well-established flower beds, mature shrubs and trees providing an attractive and colourful setting. The garden is enclosed by timber panel fencing and benefits from a spacious paved patio area, ideal for outdoor dining, entertaining and relaxation. A further seating area overlooks the lawn, while a contemporary timber-clad garden office with glazed doors provides an excellent space for home working.

Office
8'0" x 5'6" (2.44 x 1.7)
A contemporary, purpose-built garden office providing a bright and versatile workspace, ideal for those working from home. Beautifully presented with crisp white walls, wood-effect flooring and recessed ceiling lighting, the office benefits from a large window overlooking the garden, allowing plenty of natural light to flood the room. Currently arranged with two separate workstations, the space offers ample room for desks and office equipment, along with electrical power points.

Driveway and Garage
16'11" x 8'7" (5.18 x 2.62)
The property further benefits from a large driveway as well as a detached garage, providing useful additional storage space or secure parking. Measuring approximately 17'0" x 8'7", the garage offers ample room for a variety of practical uses.





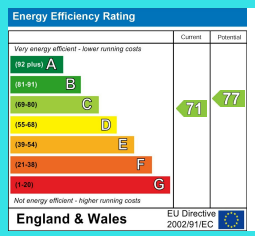


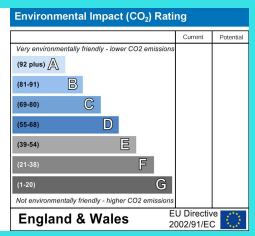
Approximate Gross Internal Area
Ground Floor = 47.8 sq m / 514 sq ft
First Floor = 38.9 sq m / 419 sq ft
Garage / Office = 17.7 sq m / 190 sq ft
Total = 104.4 sq m / 1,123 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Duck End
Great Brickhill
Buckinghamshire
MK17 9AP
01525 261100
enquiries@finehomesproperty.co.uk