

17 The Green, Deanshanger, Northamptonshire, MK19 6HH

HOWKINS & HARRISON

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Deanshanger,
Northamptonshire,
MK19 6HH

Guide Price: £345,000

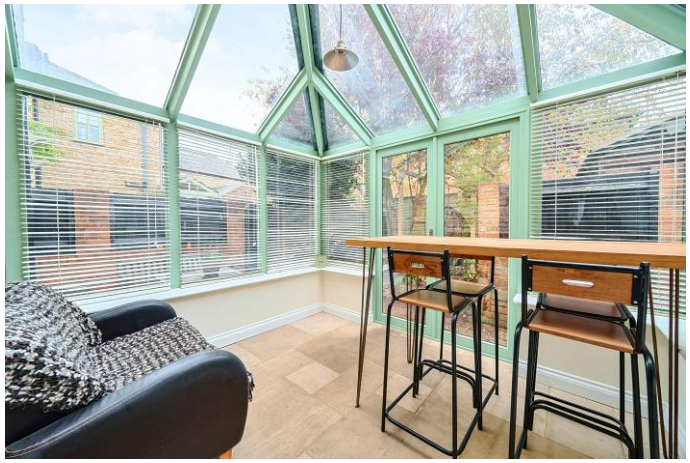
Beautifully presented throughout, this charming semi-detached stone built cottage enjoys views across the village green within the sought-after village of Deanshanger. The accommodation includes a kitchen/breakfast room, sitting room, conservatory, two generous bedrooms and a family bathroom. Outside, the cottage further benefits from landscaped front and rear gardens.

Features

- Semi-detached character cottage
- Kitchen/breakfast room
- Sitting room & conservatory
- Two double bedrooms
- Family bathrooms
- Refurbished throughout
- Landscaped gardens
- Sought-after village location
- No onward chain
- EPC rating: D







Location

The village has a village hall, community centre, doctor's surgery and a library. Other amenities include a playgroup, youth club, primary school, secondary school, parish church, Methodist chapel, post office, pub and two members' clubs (sports and social, Conservative club), pharmacy, hairdresser, various fast food restaurants, and newsagent's shops. On the edge of the village on the A422, is a golf and country club, a hotel, an Indian restaurant and a petrol and service station.

Sporting activities in the area include football in the village itself, golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone in Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.

The village is approximately five miles from Wolverton station and within seven miles of the centre of Milton Keynes and Milton Keynes Central station; both offer approximately 30 minutes travelling time to London Euston. The A5 and M1 are within easy reach.









Ground Floor

The sitting room has stairs rising to the first floor and benefits from a multi-fuel stove, leading to the kitchen/breakfast room with a range of fitted units and integrated appliances. The conservatory is currently used as a dining area, with patio doors leading to the rear garden. The ground floor further benefits from underfloor heating throughout.

First Floor

From the landing are two double bedrooms, sharing a family bathroom.

Outside

The cottage is approached by a front garden enclosed by low level walls, hedging and fencing. A block paved pathway leads to the front door. To the rear, the garden has been landscaped for easy maintenance, mostly gravelled with a seating area, mature shrubs and trees. A pathway leads to a shed at the rear, with gated access at the side.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services

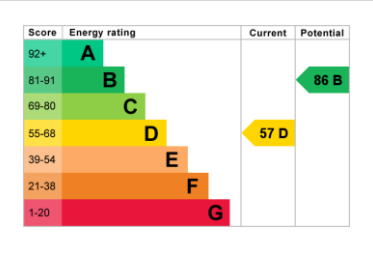
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

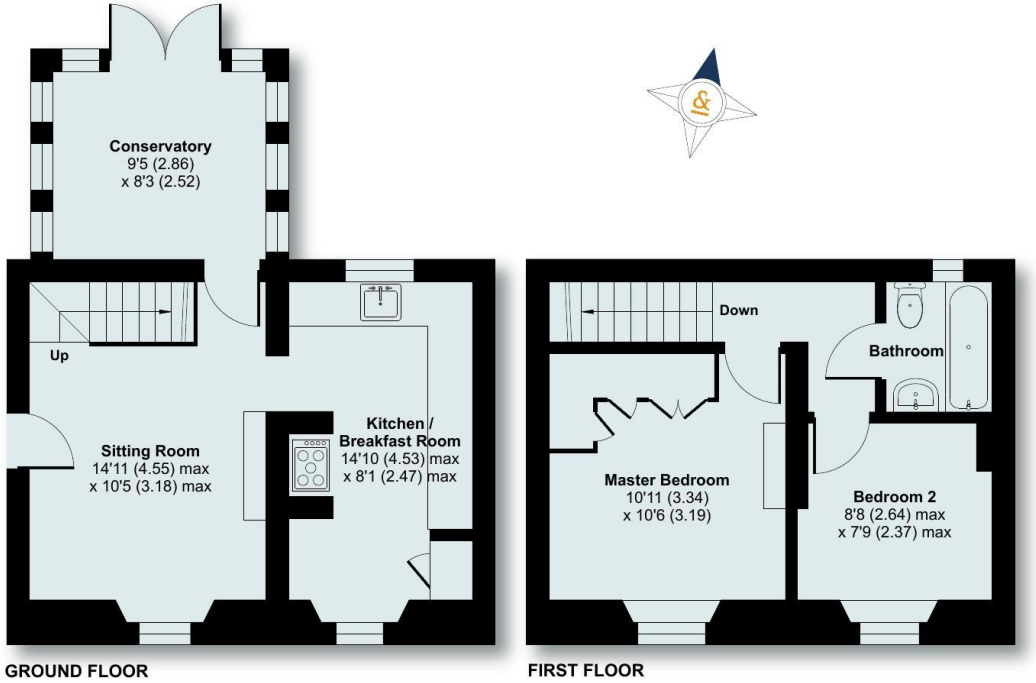
Council Tax Band – B



The Green, Deanshanger, Milton Keynes, MK19

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1540519

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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