

Bowling Leys, Milton Keynes, MK10 9BD

CARTERS residential

13 Bowling Leys
Middleton
Milton Keynes
MK10 9BD

£650,000

An impressive and spacious four-bedroom family home offering versatile accommodation throughout, including a study, family room, living room and kitchen/dining room. The property further benefits from a separate utility room, ground-floor cloakroom and a principal bedroom with en-suite shower room. The kitchen/dining room and living room enjoy direct access to the rear garden, while vaulted ceilings and Velux windows enhance the sense of light and space.



Externally, the property boasts a block-paved driveway providing off-road parking and a tandem double garage with power, lighting and useful storage space. The enclosed rear garden features artificial lawn, a patio area and established shrubs and trees, offering a good degree of privacy. Overall, this is a well-proportioned family home with flexible living accommodation and excellent practical features.

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME.
- LARGE LIVING ROOM.
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES.
- FAMILY ROOM & STUDY.
- CLOAKROOM & UTILITY ROOM.
- DOUBLE (TANDEM GARAGE) 32'8 X 9'.
- EN-SUITE TO PRINCIPAL BEDROOM.
- EPC RATING BAND B.
- NO ONWARD CHAIN.

















Lead In
Ground Floor

The property is entered via a part-glazed front door into a tiled entrance hall. The hallway features a staircase rising to the first-floor landing, useful under-stairs storage and doors leading to the study, family room, living room, kitchen/dining room and cloakroom.

The cloakroom benefits from an obscure double-glazed window to the side aspect and is fitted with a wash hand basin set into a vanity cupboard and a low-level WC.

The living room is a spacious reception room featuring double-glazed French doors opening onto the rear garden. There is also a part-vaulted ceiling with a Velux window, allowing natural light to flood the room. An internal door provides direct access to the tandem double garage, while a further door leads into the kitchen/breakfast room.

The kitchen/dining room is fitted with a range of coordinated base and eye-level units, incorporating a matching sink unit. Integrated appliances include a double electric oven, induction hob with extractor hood over, fridge and dishwasher. The room benefits from a part-vaulted ceiling with two Velux roof windows, a double-glazed window to the rear aspect and double-glazed French doors opening onto the rear garden.

Leading off the kitchen is the utility room, which features a fitted worktop, plumbing for a washing machine, space for an additional under-counter appliance and a double-glazed window to the side aspect.

First Floor

The first-floor landing is accessed via the staircase from the entrance hall and benefits from a window to the front aspect. There is access to the loft space and a linen cupboard housing the gas combination boiler.

The principal bedroom is situated to the rear of the property and features a range of fitted wardrobes and a window overlooking the rear garden. A door leads to the en-suite shower room, which is fully tiled and comprises a low-level WC, wash hand basin set into a vanity cupboard and an enclosed shower cubicle. An obscure double-glazed window to the rear aspect provides natural light.

Bedrooms two and three are both located to the front of the property and benefit from fitted bedroom furniture and windows overlooking the front aspect.

Bedroom four is situated to the rear of the property and enjoys a double-glazed window overlooking the rear garden.

The family bathroom is fitted with a white suite comprising a low-level WC, wash hand basin set into a vanity cupboard and a panelled bath with shower over. The room is fully tiled and benefits from an obscure double-glazed window to the side aspect.

Lead Out
Outside

The front garden is laid with stone and slate, with a pathway leading to the front entrance. A block-paved driveway provides off-road parking and leads to the double garage.

The tandem double garage is fitted with an up-and-over door, with power and lighting connected. Exposed eaves space provides useful additional storage, and an internal door offers convenient direct access to the living room.

The rear garden is fully enclosed by timber fencing and features established shrubs and trees, offering a good degree of privacy. The garden is laid partly to artificial grass, with a patio area extending into path around the side of the property. An outside tap and gated side access provide additional convenience and access to the front of the property.

Cost/ Charges/ Property Information
Tenure: Freehold.
Local Authority: Milton Keynes City Council.
Council Tax Band: Band E.
Gas Fired Central Heating & Solar Panels.

Note for Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.













CARTERS residential



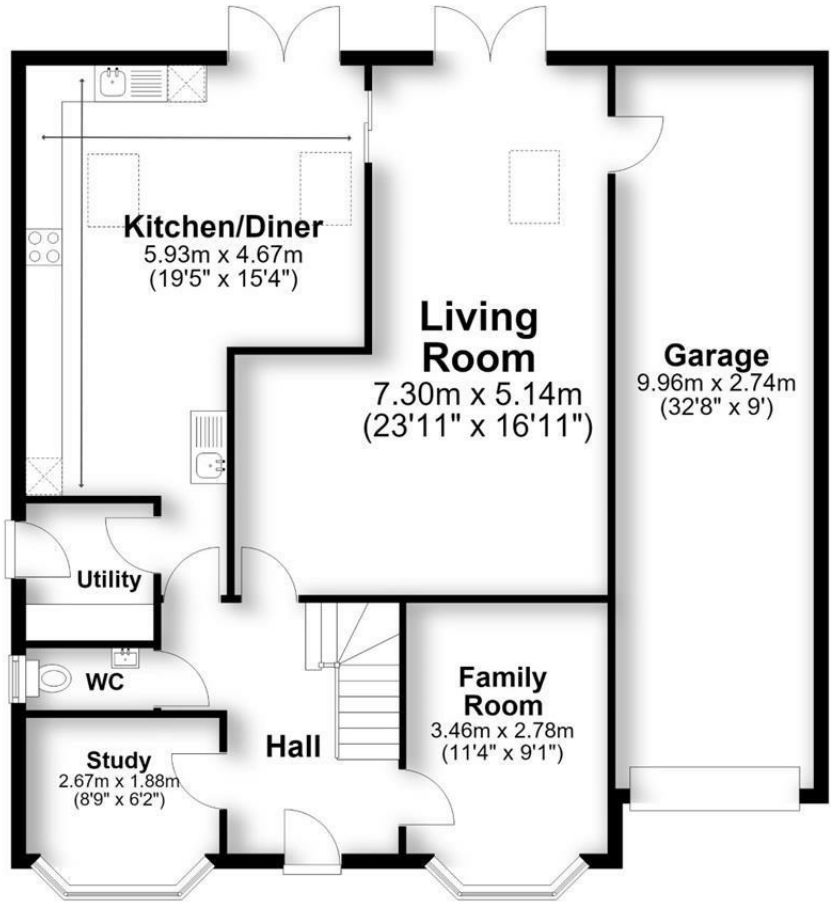






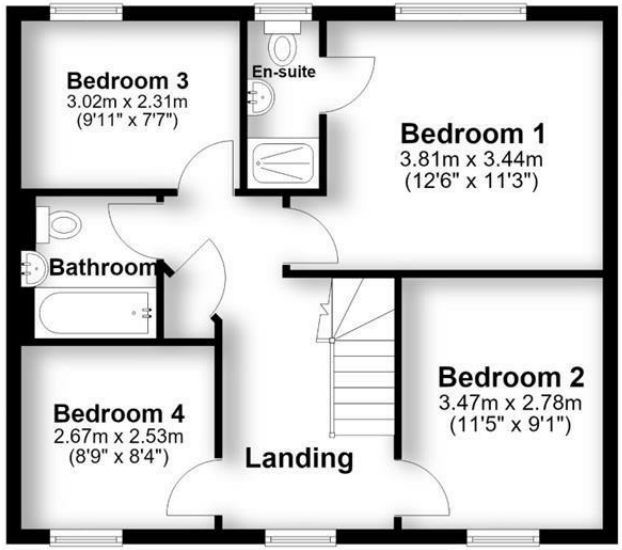
Ground Floor

Approx. 87.6 sq. metres (942.7 sq. feet)
(excluding Garage)

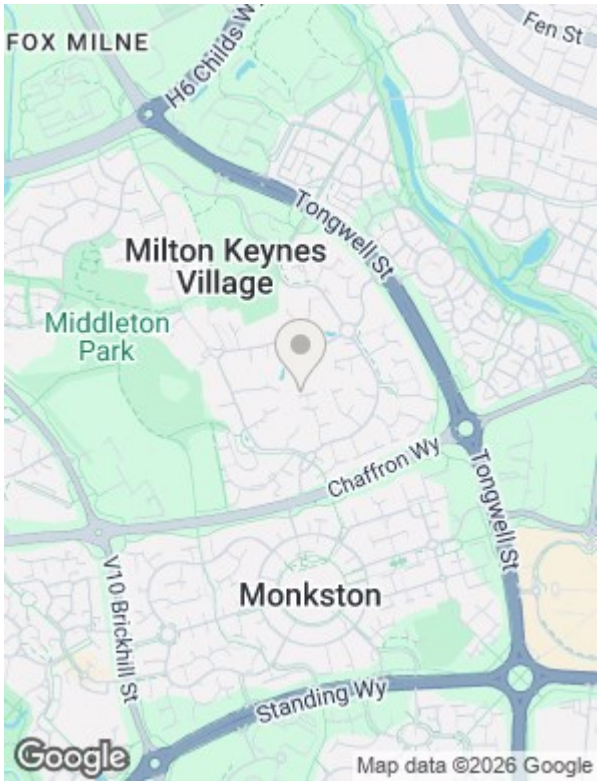


First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Total area: approx. 143.7 sq. metres (1546.9 sq. feet)



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

