



**Folly Lane, North Crawley, Newport Pagnell, MK16 9LN**

**welcome to**

## **Folly Lane, North Crawley, Newport Pagnell**

This delightful two-bedroom detached property perfectly blends period elegance with modern comfort. Nestled in the sought-after village of North Crawley

### **Kitchen**

21' 3" x 7' 7" ( 6.48m x 2.31m )

Enter via a stable door from the garden. Fitted with a mix of wall, base and drawer units with work surface over, stainless steel sink with mixer tap, extractor fan and a free standing SMEG range cooker. Integrated dishwasher, tumble dryer and microwave. Space for a washing machine and a free standing fridge/freezer. Worcester Bosch boiler and a feature exposed brick arch around the door to the sitting/dining room. 2 double-glazed windows to the rear.

### **Sitting / Dining Room**

21' 3" x 7' 7" ( 6.48m x 2.31m )

Feature fireplace with a multi fuel burner, 2 radiators. carpet and space for a dining table and chairs. 2 double-glazed windows to the front. Door to the study.

### **Study**

13' 2" x 12' 2" ( 4.01m x 3.71m )

Fitted with a mix of storage cupboards and shelving, radiator and stairs to the first floor. Exposed feature stone wall, feature beams and double-glazed window to the side. Doors to the conservatory.

### **Conservatory**

15' 5" x 10' 10" ( 4.70m x 3.30m )

Conservatory of brick and Upvc construction with double-glazed windows, tiled flooring, under floor heating, power and light. Double-glazed doors leading out to the garden.

### **First Floor Landing**

Storage cupboard, feature beams and Suffolk latch internal doors to both bedrooms and the family bathroom.

### **Bedroom One**

14' 5" x 12' 11" ( 4.39m x 3.94m )

Built-in wardrobes, carpet, radiator and double-glazed windows to the front and side.

### **Bedroom Two**

14' 1" x 10' 6" ( 4.29m x 3.20m )

Built-in wardrobes, radiator and double-glazed window to the front.

### **Bathroom**

A 4 piece, Villeroy and Boch bathroom suite

consisting of a shelf mounted wash hand basin with mixer tap, low-level WC, remote control spa bath and separate shower cubicle. Radiator, heated towel rail, partially tiled, spotlights and double-glazed window to the side.

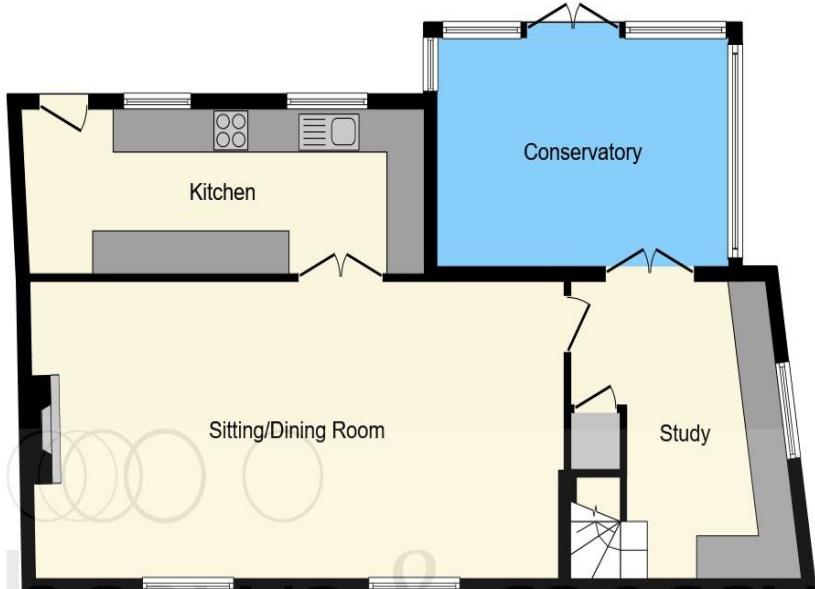
### **Outside**

#### **Rear Garden**

Laid to lawn with a paved patio area. Mature planted borders and shed. Block paved driveway providing off-road parking for 3 cars.

### **Agents Note**

Heating to the property is served by gas. Please contact the branch for more details.



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)



welcome to

Folly Lane,

## North Crawley, Newport Pagnell

- Sought-after village location in North Crawley
- Easy access to Newport Pagnell, Milton Keynes, and the M1
- Two spacious bedrooms
- Villeroy and Boch bathroom suite with remote control spa bath
- Feature beams in study and at top of the stairs. Suffolk latch internal doors upstairs.

Tenure: Freehold EPC Rating: F

Council Tax Band: E

offers over

**£525,000**



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