



Folly Road, Deanshanger, MK19 6HZ



14 Folly Road  
Deanshanger  
Northamptonshire  
MK19 6HZ

£300,000

**A well presented semi detached period home with a large garden and conveniently located just a short walk from the village shops, schools, community centre recreational ground.**

The property has accommodation set on two floors comprising an entrance hall, 2 reception rooms, modern fitted kitchen, utility/cloakroom plus conservatory. On the first floor there are two double bedrooms plus a large bathroom complete with roll top bath and separate shower cubicle. Outside the property has a garden to the front and a large rear garden exceeding 100 feet in length.

The property is conveniently located just a short walk from extensive village facilities to include local shops, schools and church, and it sits adjacent to, with views over the village recreation ground.

- Semi Detached Character Property
- Many Improvements in Recent Times
- Large Rear Garden (Exceeding 100ft)
- 2 Reception Rooms
- Fitted Kitchen
- Conservatory
- 2 Double Bedrooms
- Large Bathroom (First Floor)
- Lovely Village Setting with Views





### Ground Floor

The entrance hall has stairs to the first floor and a door to the dining room.

The dining room has a feature fireplace with exposed brick chimney breast, window to the rear and open doorways to both the lounge at the front and kitchen to the rear.

The lounge has a window to the front with views over the sports ground and the range of built-in cupboards.

The modern fitted kitchen has a range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, electric oven, fridge/freezer and dishwasher.

The utility/cloakroom has further matching units, space for washing machine and tumble dryer, WC, wash basin and a window to the side.

A UPVC double glazed conservatory is located at the end of the property, with access from the garden – no direct access from the house.

### First Floor

The landing has doors to all rooms and a storage cupboard.

Bedroom 1 is a large double bedroom located to the front, a range of built-in wardrobes spanning one wall and further cupboards built into the chimney breast recess on the opposite wall.

Bedroom 2 is located to the rear with a view over the rear garden.

The large bathroom has a four piece suite comprising WC, wash basin on a vanity stand, double ended freestanding roll top bath and a separate shower cubicle. Window to the side.

### Outside

The front garden is partly enclosed by iron railings with access to the rear garden.

The large rear garden, exceeding 100ft in length with patio, area of artificial grass and large lawns.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council  
Council Tax Band:

### Location - Deanshanger

Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

### 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

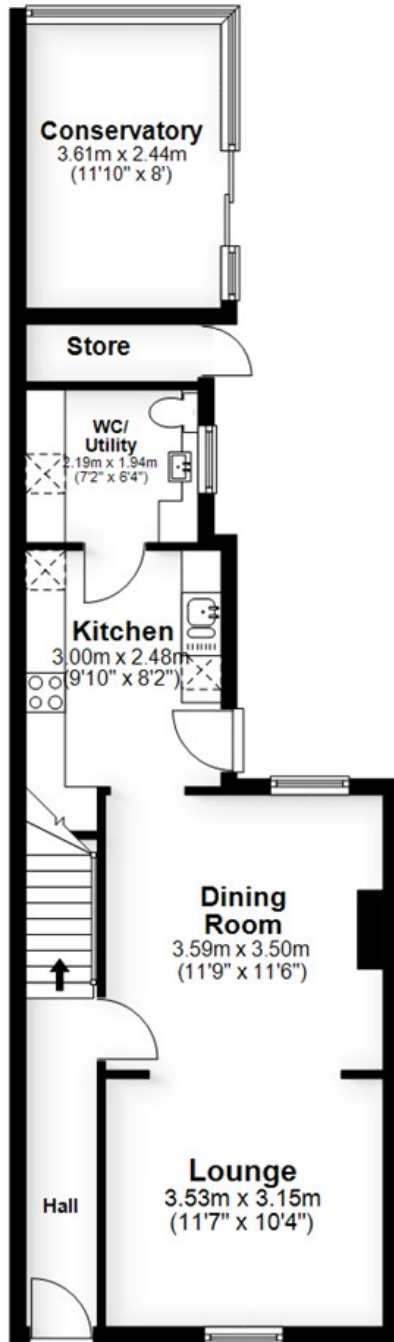
### Disclaimer

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.

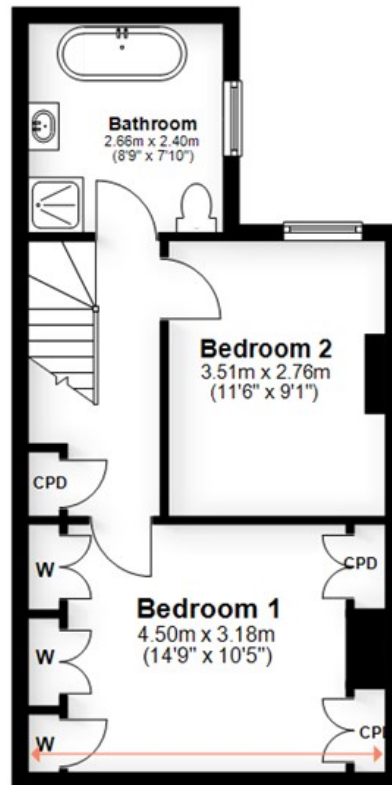




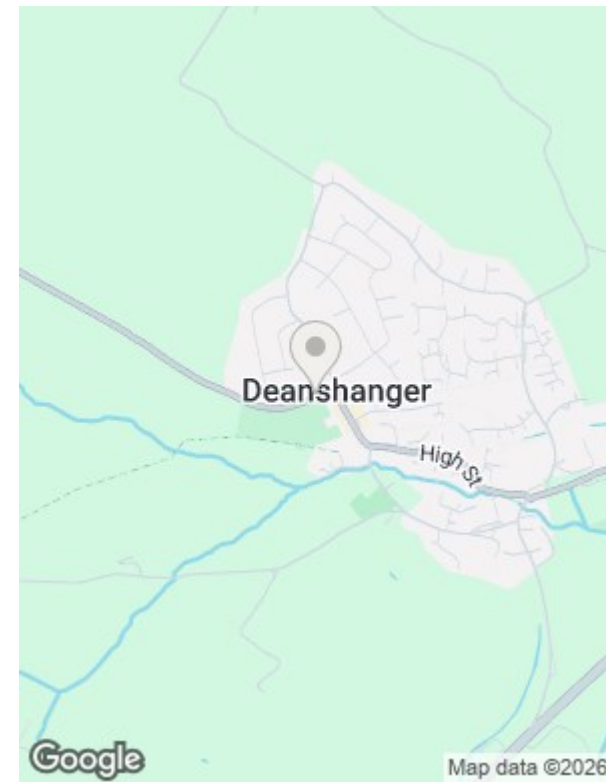
## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Viewing Arrangements

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

