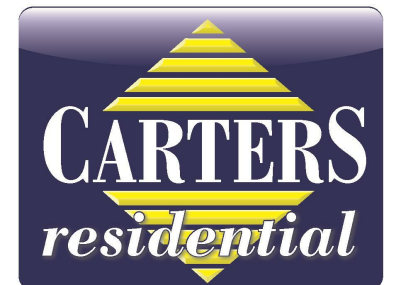




Patricks Lane, Deanshanger, MK19 6HS



16 Patricks Lane
Deanshanger
Northamptonshire
MK19 6HS

£235,000

A 2 bedroom red brick cottage in a lovely location overlooking a green and conveniently located just a short walk to a local shop and schools.

The property has accommodation set on two floors comprising; a hall, living room, dining room with wood-burning stove, kitchen and bathroom. On the first floor there are 2 double bedrooms. Outside the property has a small front garden, good sized rear garden and it fronts a green and a small brook.

Both village schools and a grocery stores are just a short walk away.

A lovely cottage, sensibly priced to sell, and offered for sale with no onward chain.

- Terrace Cottage
- 2 Reception Rooms
- 2 Bedrooms
- 3 Fireplaces - One with Wood-burning Stove
- Front & Rear Gardens
- Fronting an Attractive Green
- Close to Schools & Shops
- NO ONWARD CHAIN
- PRICED TO SELL





Ground Floor

An entrance hall has a door leading to the living room.

The living room has a window to the front with attractive views over the green and a cast iron fireplace with wooden mantelpiece.

The dining room has French doors opening to the rear garden, stairs to the first floor, storage cupboard and a fireplace with a wood-burning stove.

A kitchen has units to floor and wall levels with worktops and a sink unit. Integrated electric oven, electric hob and washing machine to remain. Window to the side and door to the bathroom.

The bathroom has a white suite comprising W.C, wash basin and bath with shower over. Window to the side. Airing cupboard housing gas boiler.

First Floor

The landing has pine doors to both bedrooms and access to the loft.

Bedroom 1 is a double bedroom located to the front with a lovely view over the green. Cast iron fireplace.

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

Outside

Small garden to the front with stones and a path to the front door.

The rear garden has a paved pathway, lawns and stocked beds. Enclosed by fencing. There is a pedestrian access across the garden and neighbouring properties allowing rear access from the front of the property.

The property is located on a small private road and there is off-road parking for the residents at the front.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

Location - Deanshanger

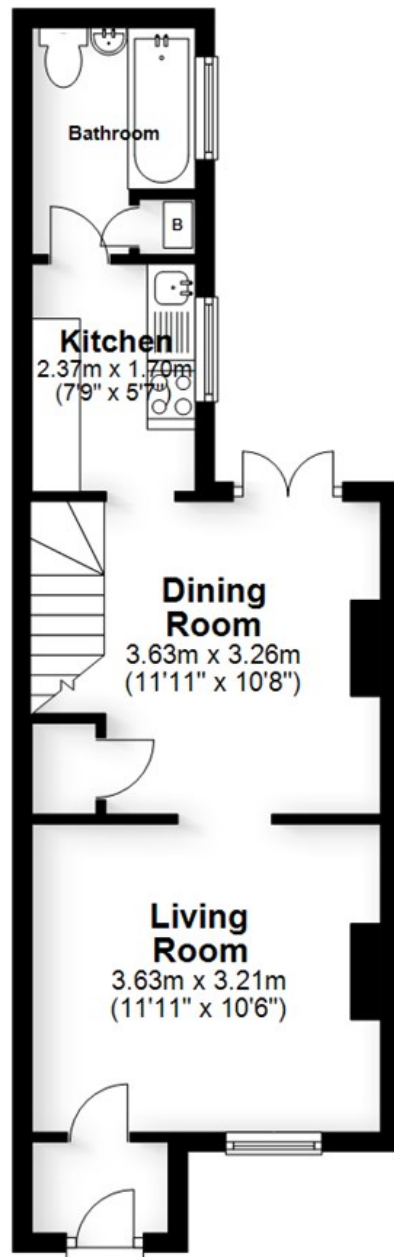
Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports 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.

Disclaimer

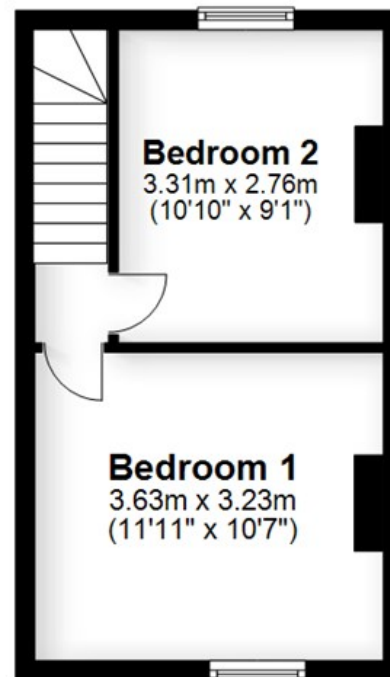
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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

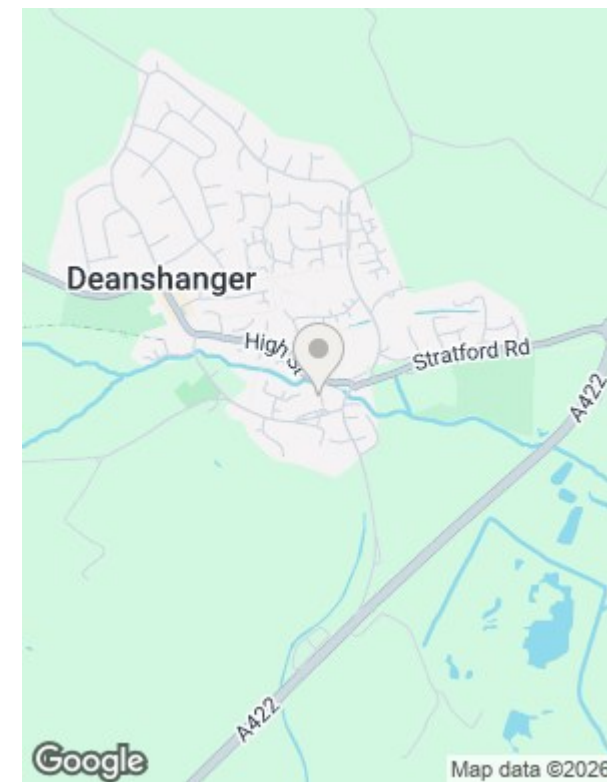


First Floor



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 misstatement. 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

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

