16 Olney Road | Lavendon | MK46 4EU

Matthew Nicholas

Offers In The Region Of £445,000

A versatile detached dorma enjoying a generous corner plot offering approximately 1750sq' of living space over two floors. Located centrally in this popular North Bucks village, the property offers any buyer numerous options in terms of house to using the space on offer. With a gas fired radiator heating system & PVCu double glazing, the accommodation comprises an entrance hall, sitting room leading through to a dining area which open to the garden. The kitchen allows access to a boot room and utility room. Two double bedrooms, a hall/study area and shower room are also located on the ground floor. The first floor landing leads to two double bedrooms and a bathroom. Outside is a large driveway, and the former garage has now been converted into a useful workshop. The main garden provides enclosed and established space extending to two sides of the house.

- Flexible living space over two floors
- Scope for further alteration to suit a buyer's requirements
- Well presented
- Established private rear garden
- Easy access to Olney, Northampton & Milton Keynes
- Viewing recommended

Composite part glazed entrance door from the front leading into the

Hallway
Radiator, tiled floor, coving. Doors to most ground floor rooms and archway to the further hall/study area.

Sitting Room
15'1" x 12'10" (4.60m x 3.93m)
Window to side, radiator, wood burner on slate hearth with floating wood mantel shelf over, coving. Opening through to the

Dining Room
15'0" x 7'8" (4.58m x 2.36m)
Window overlooking the garden, french doors to the side, radiator, tiled floor. Door to the

Boot Room
6'3" x 12'11" (1.92m x 3.95m)
Window and part glazed door to the garden, radiator, tiled floor. Opens through to the kitchen and door to the utility room.

Utility Room
7'7" x 10'7" (2.32m x 3.25m)
Fitted with base level units with worksurfaces above, space for a variety of appliances including washing machine, inset single bowl sink, radiator/towel warmer and window and part glazed door to the gated area to the side of the house.

Kitchen
9'4" x 12'11" (2.86m x 3.95m)
Fitted with a range of base and eye level units with work surfaces above. Inset one and a half bowl sink with mixer tap, space for slide in cooker with extractor above, space for dishwasher and freestanding fridge/freezer, tiled splash areas, radiator, downlights, tiled floor. Door to the hallway and window to the side.

Bedroom Two
9'8" x 12'2" (2.97m x 3.71m)
Window to the front, radiator, coving.

Bedroom Four
9'11" x 10'8" (3.04m x 3.27m)
Window to the front, radiator, coving.

Shower Room
Fitted with a three piece suite including a low level WC, wash hand basin and large shower cubicle with twin sliding doors. Tiling to all walls, towel warmer/radiator, window to the side.

Hall/Study
10'2" x 8'2" (3.11m x 2.50m)
Window to the side, radiator, tiled floor, coving, dog-leg stairs to the first floor landing.

First Floor Landing
Doors to the first floor rooms.

Bedroom One
14'11" x 15'0" (4.55m x 4.59m)
Window to the side, radiator, into eaves storage, built in wardrobes, feature sloping eaves.

Bedroom Three
9'1" x 12'11" (2.77m x 3.95m)
Window to the side, radiator, built in wardrobe, feature sloping eaves.

Bathroom
Fitted with a three piece suite including a low level WC, wash hand basin and bath with shower from mixer, glazed screen to side. Tiling to all walls, radiator, window to the side.

Outside
The property stands behind a large gravel driveway providing parking for several vehicles. Bordered on one side by mature hedging adn on the other by low level walling. Gated access to a further concrete hardstanding area to one side of the property with lighting and tap, further gate to the opposing side into the main garden.

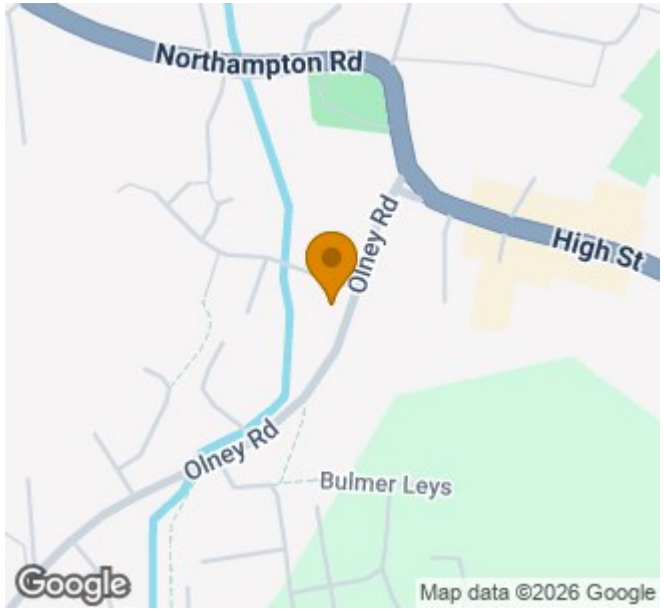
Rear Garden
An established garden enjoying privacy and well stocked beds around a central lawn. Large patio area to the side and rear of the property, timber shed and brick built workshop with power and light connected, aluminium framed greenhouse. To the far end of the main garden is a further 'secret garden' which is predominantly bark chipped and used as a play area alongside the small brook that bounds that rear of the garden.

Material Information
Electricity Supply: Mains
Gas Supply: Mains
Water Supply: Mains (Metered or Rateable)
Sewerage: Mains
Heating: Gas radiators
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.
Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable at £60 (inc Vat) per transaction. Please call the office to confirm how to settle it.

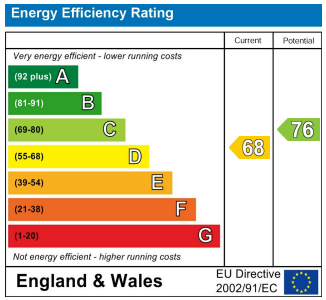
Further Information

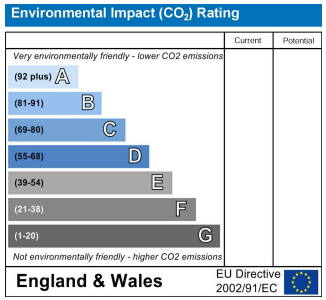


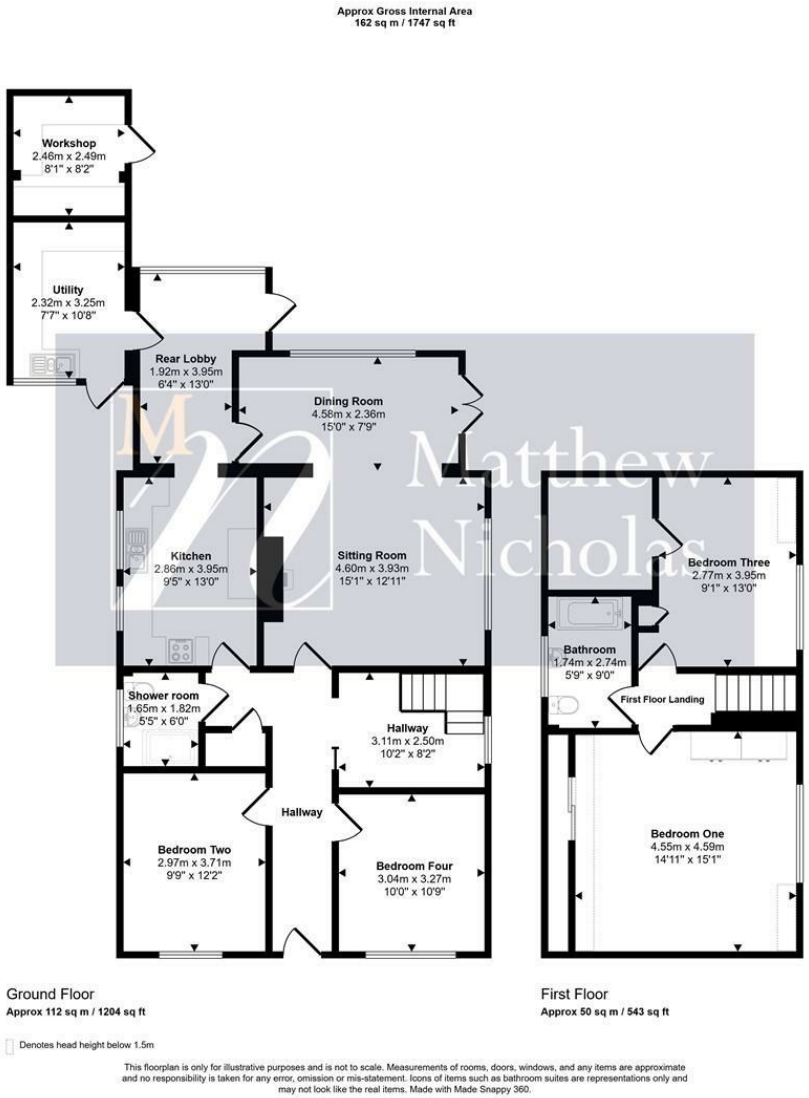
Local Authority: Milton Keynes Council

Tax Band: F

Floor Area: 1747.00 sq ft







Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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