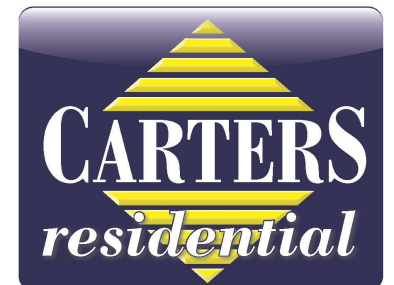




Lime Grove, Buckinghamshire, MK17 8PP



5 Lime Grove  
Woburn Sands  
Buckinghamshire  
MK17 8PP

£475,000

Carters are delighted to offer a rare to market ATTRACTIVE TWO DOUBLE BEDROOM DETACHED BUNGALOW, SITUATED ON A SMALL PRIVATE ROAD of similar dwellings, in the highly desirable location of Woburn Sands. The property is located within walking distance to doctors, bus routes and Woburn Sands High Street with its established mixture of local shops and restaurants. The location also offers easy access for commuting with the M1, A5 & A421 road network and the Euston to Birmingham mainline station.

The accommodation in brief comprises an entrance porch, spacious reception hall, lounge, kitchen/diner, CONSERVATORY, utility room, two bedrooms, shower room and a w.c. The benefits include UPVC double glazing (where specified), gas to radiator central heating, well maintained gardens, part converted garage that has a storage area to the front and a driveway offering off road parking. The property is offered with NO UPPER CHAIN and internal viewing at your earliest convenience is recommended as interest is expected to be high. EPC rating C.

- Highly Sought After Area Of Woburn Sands
- Walking distance To High Street
- Located On a Small Private Road
- Rarely Available Two Bedroom Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Utility Room
- Part Converted Garage
- No Upper Chain
- EPC Rating C





#### **Porch**

Entered via a composite door with obscure double glazed panels and obscure UPVC double glazed side panel. Doors to lounge and reception hall.

#### **Reception Hall**

Doors to utility room, two bedrooms, shower room and WC. Door to built-in storage cupboard. Radiator.

#### **Lounge**

Dual aspect with UPVC double glazed windows to front and side aspects. Two radiators. Brick built fireplace with shelving and inset electric fire.

#### **Kitchen/Diner**

Single glazed window and hardwood door with glazed panel onto conservatory. Door to reception hall. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer a mixed tap over. Built-in halogen hob and double oven. Radiator. Tiled to splash back areas. Door to airing cupboard. Wall mounted extractor fan.

#### **Conservatory**

Of brick base and UPVC double glazed construction. Two UPVC doors with double glazed panels onto front and rear aspects. Ceramic tiled flooring.

#### **Utility Room**

Converted from part of garage. Obscure single glazed window to side aspect. Plumbing for washing machine. Wall mounted boiler (replaced in 2022)

#### **Principle Bedroom**

UPVC double glazed window to rear aspect. Fitted and free standing range of bedroom furniture to remain. Radiator.

#### **Bedroom Two**

UPVC double glazed window to rear aspect. Radiator. Free standing wardrobe to remain.

#### **Shower Room**

Obscure UPVC double glazed window to side aspect. White two piece suite comprising of a fully tiled shower cubicle and a pedestal mounted wash hand basin. Heated towel rail. Radiator. Tiled to splash back areas. Shaver point. Ceramic tile flooring.

#### **W.C.**

Obscure UPVC double glazed window to side aspect. White low-level WC. Radiator. Handrail. Ceramic tiled flooring.

#### **Exterior**

Front-Mainly laid to lawn with planted borders. Block

paved driveway in front of garage offering off-road parking. Pathway to side leading to conservatory. Enclosed by small brick retaining wall and two wrought iron gates.

Rear-Well maintained two tiered garden comprising of a paved patio with steps up to lawn. Planted borders. Further paved seating area. Pathway at the side leading to gated access to front. Fully enclosed by timber fencing.

Garage-Attached garage with up and over door. Part converted to create utility room. Remainder used for storage. Power and light.

#### **Note To 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 undertake 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.

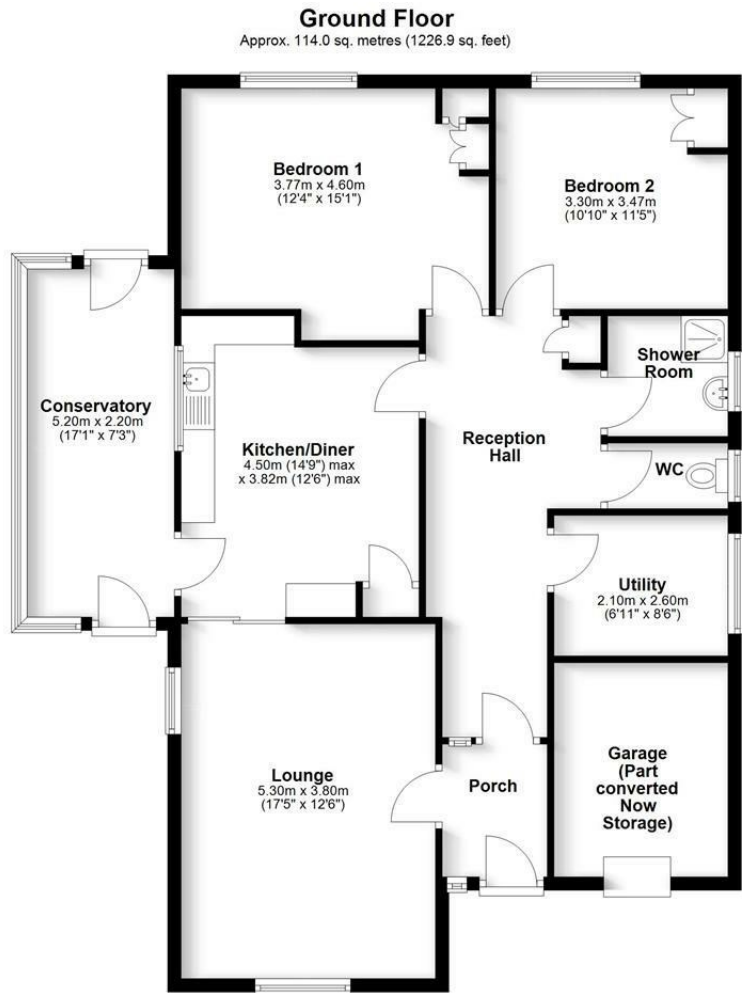
#### **Disclaimer**

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. Some items may be available subject to negotiation with the Vendor.



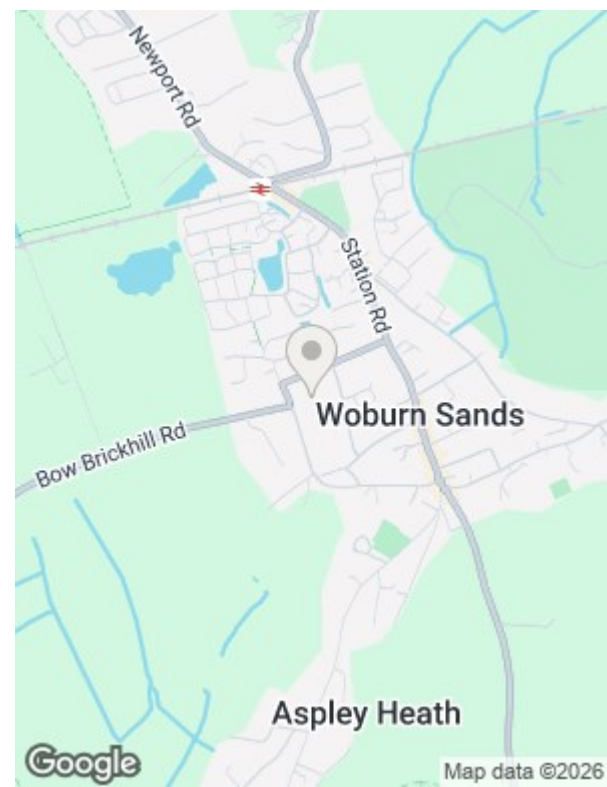






Total area: approx. 114.0 sq. metres (1226.9 sq. feet)

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

- 01908 646699
- [bletchley@carters.co.uk](mailto:bletchley@carters.co.uk)
- [carters.co.uk](http://carters.co.uk)
- 194 Queensway, Bletchley, MK2 2ST



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 87        |
| (69-80) C                                   |  | 72                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

