



**Norwood Lane, Newport Pagnell, MK16 0PQ**

**welcome to**

## **Norwood Lane, Newport Pagnell**

Situated on the ever-popular Norwood Lane in Newport Pagnell, this well-presented three-bedroom semi-detached property offers spacious accommodation and excellent potential, making it an ideal purchase for families or those looking to upsize.

### **Entrance Porch**

Double-glazed windows to the front and side. Double-glazed door to the side. Door to the living room.

### **Living Room**

Fireplace, TV point, wood flooring and double-glazed window to the front. Door to the inner hallway.

### **Dining Room**

Radiator, wood flooring and double-glazed Patio doors leading into the conservatory.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven, eye-level microwave and induction hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer. Double-glazed window to the rear.

### **Conservatory**

Built of brick and Upvc with double-glazed windows to the rear and side. Double-glazed doors leading out to the garden.

### **Inner Hallway**

Stairs to the first floor, door to the cloakroom and door to the garage.

### **Cloakroom**

Wash hand basin and low-level WC. Radiator.

### **First Floor Landing**

Stairs from the ground floor, cupboard housing the central heating boiler, radiator and loft access.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, carpet, radiator and double-glazed window to the rear. Door to the en-suite.

### **En-Suite**

Tiled with a wash hand basin, low-level WC and a shower cubicle. Heated towel rail and double-glazed obscured window to the rear.

### **Bedroom Two**

Carpet, radiator and double-glazed window to the front.

### **Bedroom Three**

Carpet, radiator and double-glazed window to the front.

### **Bathroom**

Tiled with a wash hand basin, low-level WC and a bath with a shower over. Heated towel rail, extractor fan and double-glazed obscured window to the rear.

### **Outside Front Garden**

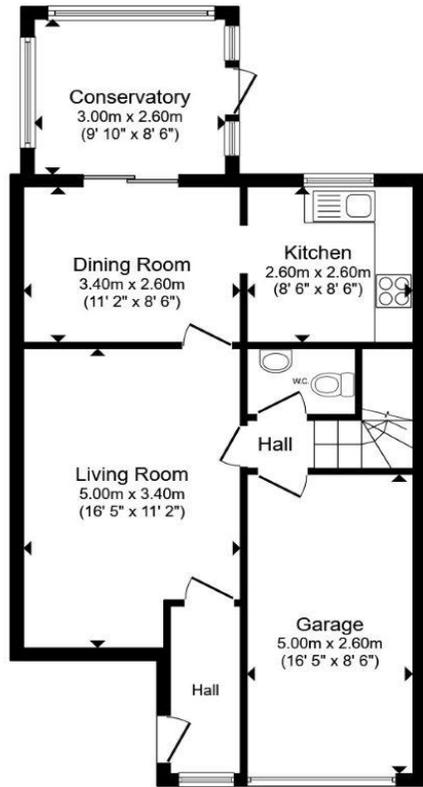
Block paved frontage providing off-road parking.

### **Rear Garden**

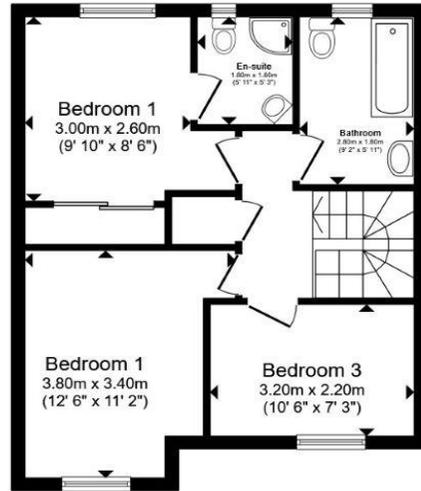
Enclosed garden is mainly laid to lawn with a patio area and a shed.

### **Garage**

Garage with an electric door.



**Ground Floor**



**First Floor**

Total floor area 107.6 m<sup>2</sup> (1,158 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Norwood Lane,**  
**Newport Pagnell**

- THREE BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE
- MODERN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£410,000**



**view this property online** [brownandmerry.co.uk/Property/NPL108074](https://www.brownandmerry.co.uk/Property/NPL108074)



Property Ref:  
NPL108074 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**