



Cauldwell

PROPERTY SERVICES



20 Lucius Lane, Milton Keynes, MK11 4AN

Offers Over £300,000

CAULDWELL are pleased to offer for sale this stunning and rarely available modern link detached property, situated within the sought after location of Fairfields.

Fairfields is one of the most recent developments in Milton Keynes and is proving popular with families, as the highly rated Denbigh School has a second campus, Watling Academy, which is situated on the development. The property is located close to the charming market town of Stony Stratford with its traditional high street and a range of local amenities.

The accommodation briefly comprises; entrance hall, stylish modern kitchen breakfast room, living room. On the first floor there is a bathroom with shower and two double bedrooms with a sun terrace leading from the principal bedroom and wardrobes to second bedroom. Outside there are front and rear gardens with a carport and driveway.

Energy rating: C
Council tax band: C

ENTRANCE

Entrance through front door into kitchen/diner. Stairs to first floor.

KITCHEN/DINING ROOM



Kitchen fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor over. Plumbing for washing machine, built in dishwasher and space for free standing fridge/freezer. Tiled flooring. Double glazed window to the front. Double glazed front door. Skimmed ceiling with inset lighting.

LIVING ROOM



Double glazed French doors with double glazed windows either side to the rear. Two radiators. Storage cupboard.

FIRST FLOOR LANDING



Doors to bedrooms one and two and bathroom.

BEDROOM ONE



Double glazed window to to the front. Double glazed door to sun terrace. Radiator.

SUN TERRACE



Decking.

BEDROOM TWO



Double glazed window to the front. Radiator. Storage cupboard.

BATHROOM



Three piece suite. Panelled bath with mains shower attachment and mixer tap. Low level wc, wash hand basin with mixer tap. Part tiled walls.

REAR GARDEN



Enclosed rear garden mainly laid to lawn. Patio area. Brick wall and fence panel surround.

ADDITIONAL CHARGES

Vendor has advised of a £260 per annum estate fee.
To be verified.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

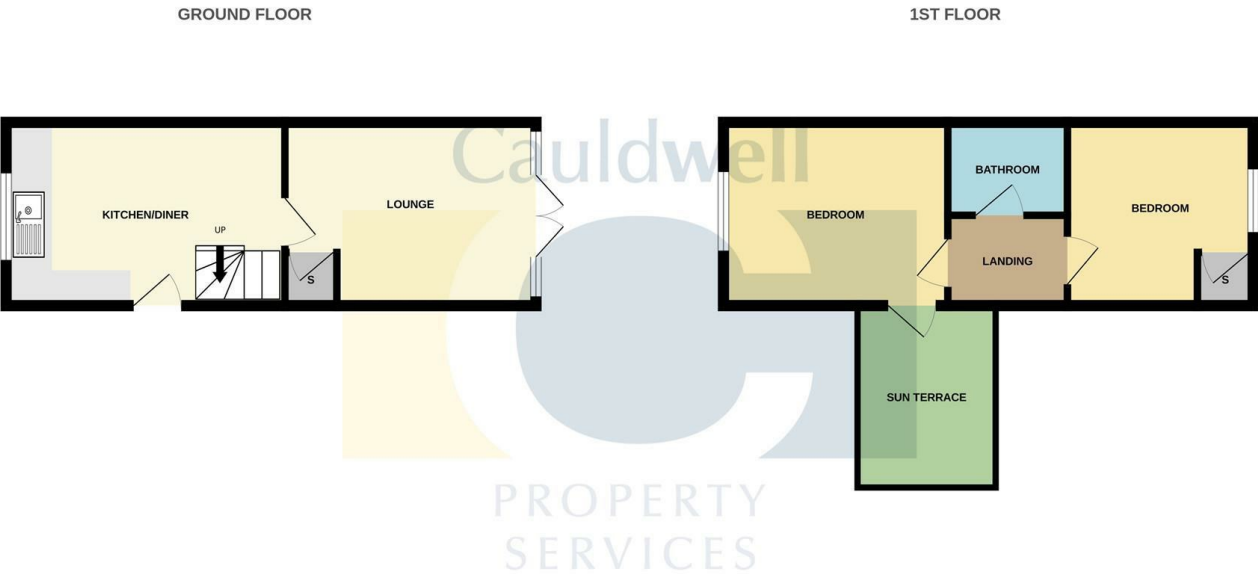
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

5. Anti Money Laundering Verification checks

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

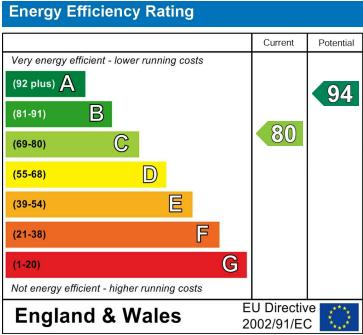


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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