

Cauldwell

PROPERTY SERVICES



13 Lundy Walk, Milton Keynes, MK3 5FG

Offers Over £225,000

A well presented, FREEHOLD DETACHED coach house with a GARAGE, situated in the desirable area of Newton Leys. This well proportioned property features two generously sized bedrooms, including a principal bedroom with en-suite facilities, and a modern fitted family bathroom.

The heart of the home is a bright and airy open-plan living and dining area, seamlessly connected to a fully fitted kitchen—ideal for both relaxing and entertaining.

Externally, the property benefits from a garage and driveway parking to the front, providing convenient off-road parking.

Offered with no onward chain, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Energy rating: C
Council tax band: B

ENTRANCE HALL

UPVC double glazed door to front. Radiator. Stairs to first floor landing. Storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Radiator. Open plan living/dining room.

LIVING/DINING ROOM 14'4" x 14'0" max (4.37 x 4.29 max)

Double glazed French doors to front with Juliette balcony and fitted inset blinds. Television and telephone point. Two radiators. Opening to kitchen.

KITCHEN 8'4" x 8'11" max (2.55 x 2.72 max)

Double glazed window to rear. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and four ring hob with extractor hood over. Space for fridge freezer. Integral washing machine. Wall mounted combination boiler. Extractor fan.

BEDROOM ONE 14'2" max x 8'3" max (4.34m max x 2.54m max)

Double glazed window to front. Radiator. Door to ensuite.

ENSUITE

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Extractor fan. Radiator.

BEDROOM TWO 8'7" x 7'4" (2.63 x 2.25)

Double glazed window to front. Radiator.

BATHROOM

Three piece suite comprising bath with mixer tap, wash hand basin and close coupled wc. Radiator. Extractor fan.

OUTSIDE

Allocated parking for one vehicle leading to garage.

GARAGE

UP and over door to front.

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.

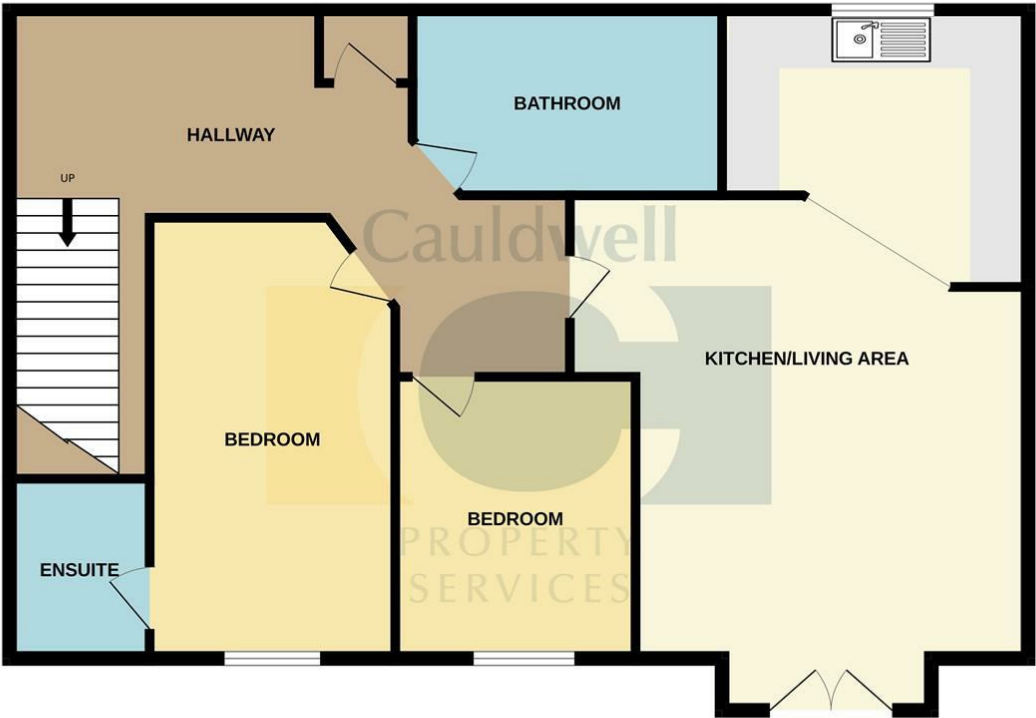
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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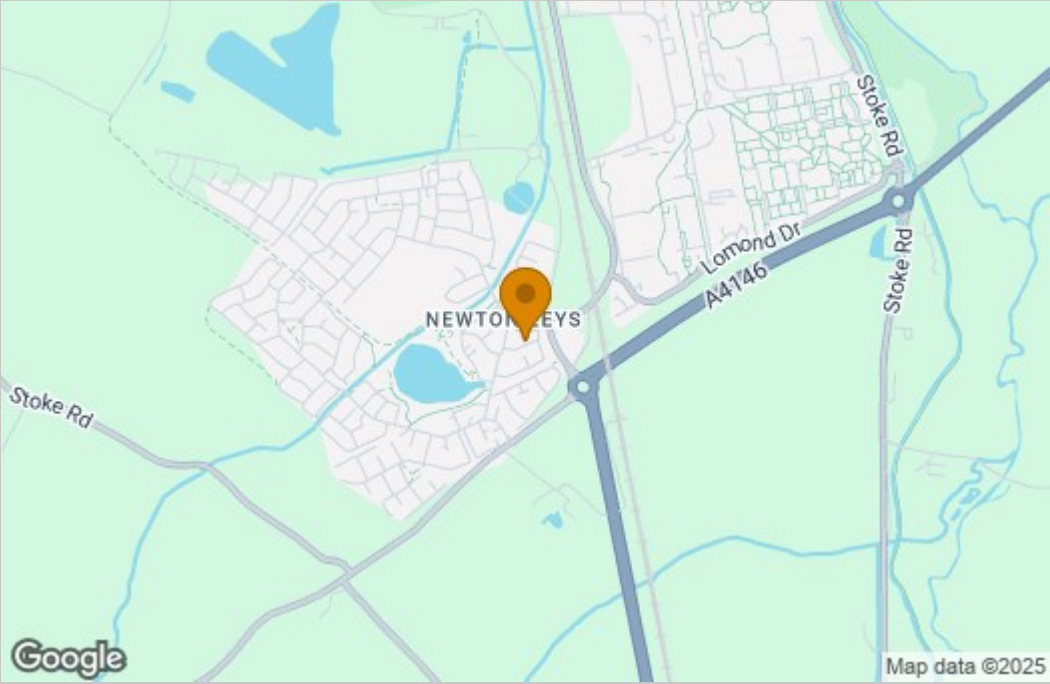
At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

Floor Plan

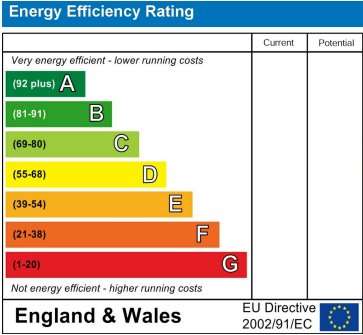


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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