



Cauldwell

PROPERTY SERVICES



18 Lamport Crescent, Milton Keynes, MK10 7GE

Offers Over £625,000

Cauldwell are delighted to offer for sale this impressive four-bedroom detached home, situated in the highly sought-after Brooklands development of Milton Keynes.

Presented in excellent condition throughout, this spacious home boasts a welcoming entrance hall, a generous downstairs cloakroom, and a bright and airy living room featuring a charming bay window. The heart of the home is the beautifully appointed kitchen/family dining room, complete with granite work surfaces, integrated appliances, and French doors opening out onto the enclosed rear garden—perfect for entertaining and family living. A separate utility room, also with granite worktops, adds practicality, while a ground floor study offers ideal space for home working or a playroom.

Upstairs, you will find four well-proportioned bedrooms, including a principal suite with en suite shower room, in addition to a modern family bathroom.

Externally, the property enjoys a stunning, well-maintained rear garden, a garage, and a generous driveway providing ample off-road parking.

A fantastic family home in a popular location with excellent school catchments and transport links—early viewing is highly recommended.

Council tax band: F
Energy rating: B

ENTRANCE HALL

Stairs to first floor. Door to living room, study and cloakroom and kitchen/dining room. Skimmed ceiling. Amtico flooring. Ring doorbell and Nest heating control. Radiator.

CLOAKROOM 5'0" x 4'10" (1.53 x 1.48)

Two piece suite comprising low level wc and wash hand basin. Radiator. Part tiled walls. Skimmed ceiling. Door to understairs storage cupboard. Frosted double glazed window to side. Amtico flooring.

KITCHEN/DINING/FAMILY ROOM 20'4" x 11'4" (6.20 x 3.46)

Fitted with a range of soft close wall and base units with Granite worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, five ring induction hob and stainless steel extractor. Built in fridge freezer, dishwasher and wine cooler. Double glazed window and French doors to rear with double glazed windows to either side. Radiator. Skimmed ceiling with inset lighting. Under unit lighting. Amtico flooring.

LIVING ROOM 12'2" x 17'4" (3.72 x 5.30)

Double glazed bay window to front. Two radiators. Skimmed ceiling. Fitted carpet.

STUDY 9'4" x 7'8" (2.86 x 2.36)

Double glazed window to front. Radiator. Skimmed ceiling. Amtico flooring.

UTILITY ROOM 8'3" x 5'0" (2.54 x 1.53)

Fitted with a range of soft close wall and base units. Granite work surfaces incorporating stainless steel sink. Integrated washing machine. Enclosed wall mounted boiler. Extractor fan. Amtico flooring.

FIRST FLOOR LANDING

Doors to upstairs rooms. Double glazed window to side. Radiator. Skimmed ceiling. Access to loft. Airing cupboard housing water tank. Fitted carpet.

BEDROOM ONE 12'2" x 14'10" (3.72 x 4.54)

Double glazed window to front. Radiator. Skimmed ceiling. Built in wardrobes with soft close doors, with matching drawers and bedside cabinets. Fitted carpet. Door to ensuite.

ENSUITE

Three piece suite comprising double fully tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Half tiled walls. Tiled flooring. Shaver point. Extractor. Skimmed ceiling with inset lighting. Frosted double glazed window to side. Heated towel rail.

BEDROOM TWO 14'4" x 10'7" (4.38 x 3.25)

Two double glazed window to rear. Radiator. Three door built in wardrobe. Six drawer chest. Skimmed ceiling. Fitted carpet.

BEDROOM THREE 13'4" x 9'4" (4.07 x 2.86)

Two double glazed windows to front. Radiator. Skimmed ceiling. Fitted carpet.

BEDROOM FOUR 10'2" x 9'5" (3.12 x 2.89)

Double glazed window to rear. Radiator. Skimmed ceiling. Amtico flooring.

BATHROOM

Four piece suite comprising tiled shower cubicle with wall mounted shower, low level wc, planelled bath with central mixer and wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Skimmed ceiling. Extractor. Frosted double glazed window to rear. Shaver point.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area and wooden fence surround. Flower and shrub borders. Gated side access. Outside tap and power. Service door to garage. Outside lighting and power points.

FRONT GARDEN

Laid to lawn with path to front door. Outside lighting. Substantial driveway.

DETACHED GARAGE

Up and over door. Power and lighting.

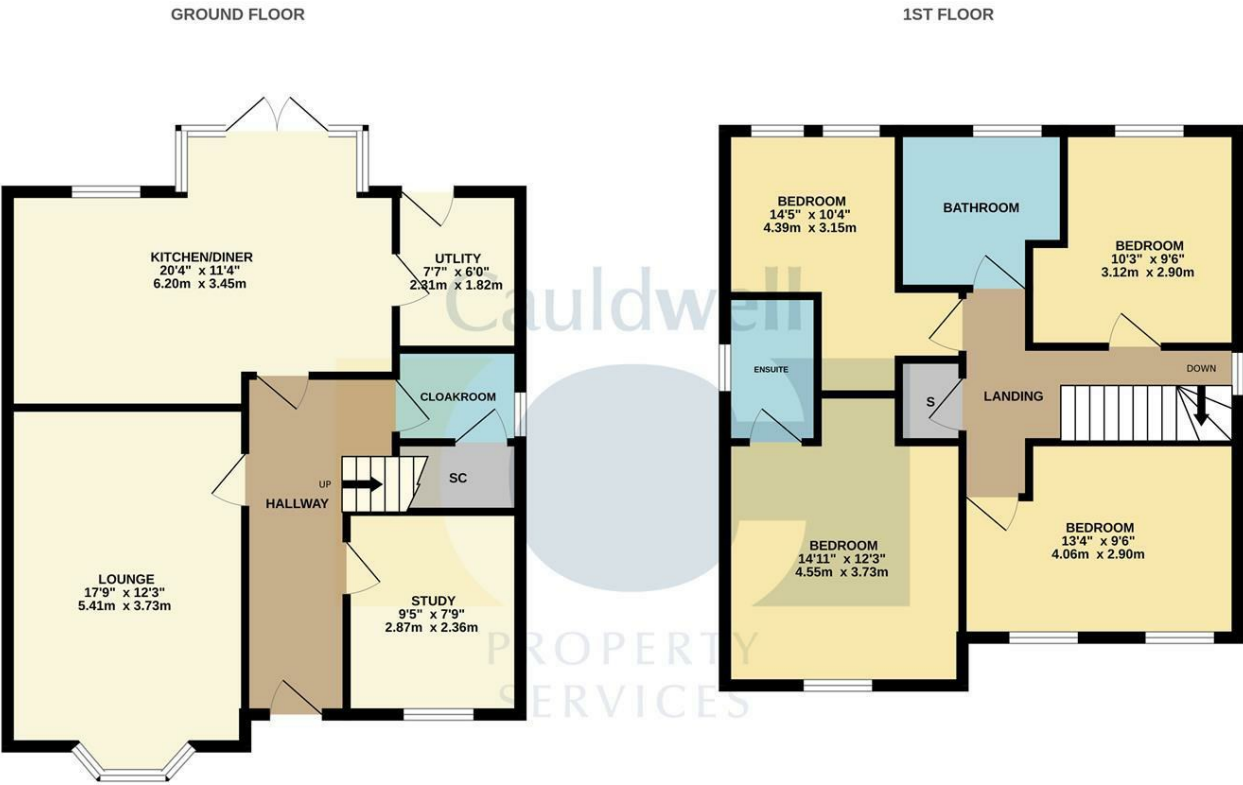
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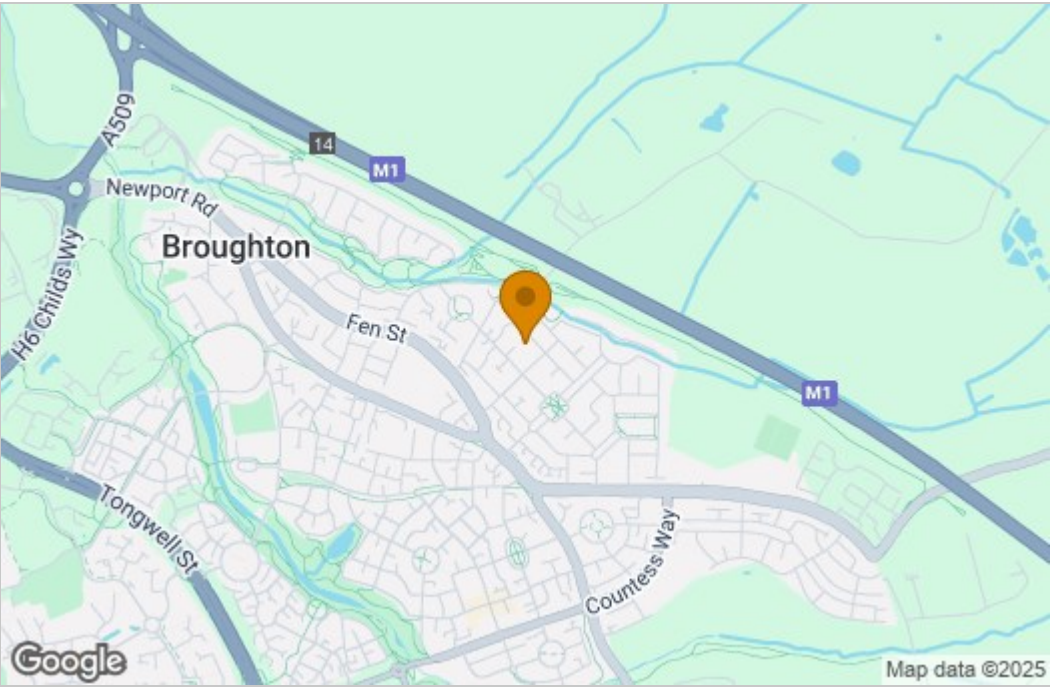
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Floor Plan

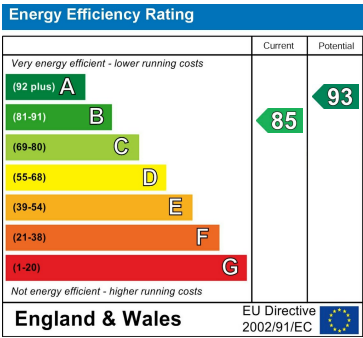


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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