



# Cauldwell

PROPERTY SERVICES



## 33 Wingfield Grove, Milton Keynes, MK10 9AU

### £200,000

CAULDWELL are pleased to offer for sale this well-presented three-bedroom semi-detached home, located in the sought-after area of Middleton, Milton Keynes – offered on a 50% shared ownership basis with no upper chain.

Positioned in a desirable residential location, this spacious property comprises a welcoming entrance hall, a light-filled living room, and a sociable kitchen/dining room ideal for modern family living. A downstairs cloakroom adds to the practicality of the ground floor layout.

Upstairs, you'll find three generously sized bedrooms, providing flexible accommodation for families, couples or those needing space for home working, along with a four piece family bathroom.

Externally, the property benefits from front and rear gardens and a driveway providing off-road parking.

Located in Middleton, a popular and family-friendly area known for its excellent school catchments and easy access to Central Milton Keynes, Willen Lake, and major commuter routes, this property offers a fantastic opportunity to step onto the property ladder.

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Door to living room and cloakroom. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to front.

## **LIVING ROOM 17'6" x 11'5" (5.35 x 3.50)**

Double glazed window to front. Fireplace and surround. Door to kitchen/dining room. Understairs storage cupboard.

## **KITCHEN/DINING ROOM 11'1" x 14'7" (3.39 x 4.47)**

Two double glazed windows and double glazed door to rear. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Space for freestanding cooker and under counter fridge and freezer. Splash back tiling. Wall mounted boiler. Extractor.

## **FIRST FLOOR LANDING**

Doors to all rooms. Loft access. Airing cupboard housing water tank.

## **BEDROOM ONE 13'1",88'6" x 7'10" (4.27 x 2.41)**

Double glazed window to front and side. Radiator.

## **BEDROOM TWO 7'10" x 14'7" (2.41 x 4.47)**

Double glazed window to rear and side. Radiator.

## **BEDROOM THREE 9'10" x 6'5" (3.02 x 1.97)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Four piece suite comprising panelled bath, shower cubicle with shower and low level wc and wash hand basin. Radiator. Shaver point Extractor.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with wooden fence surround. Outside shed and patio area.

## **FRONT GARDEN**

Block paved driveway.

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.

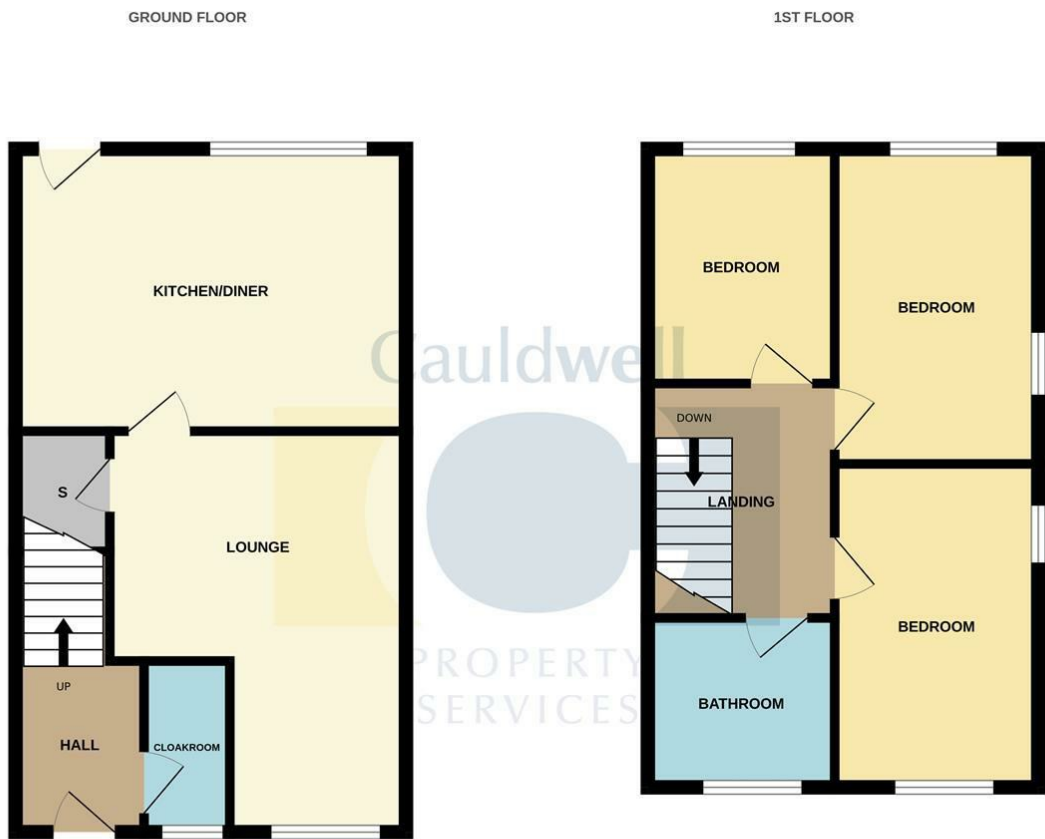
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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

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.

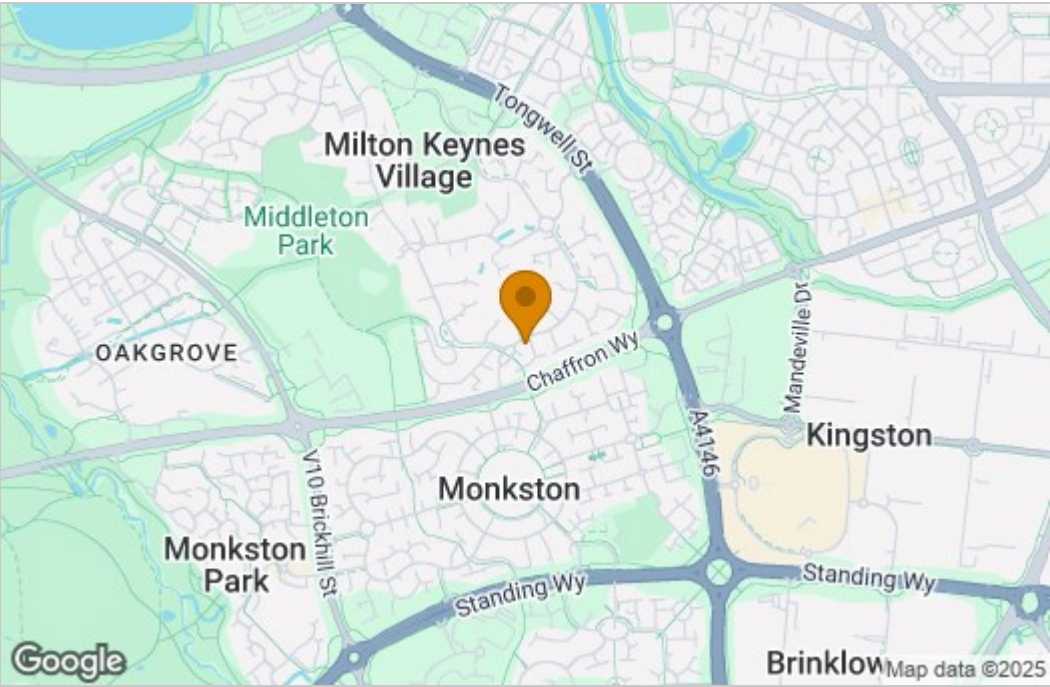


Floor Plan

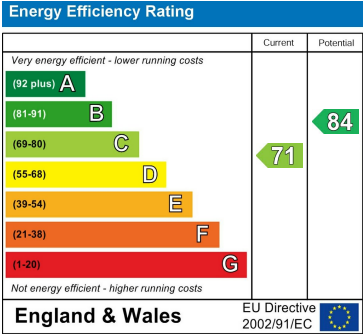


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 6/2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.