



Cauldwell

PROPERTY SERVICES



26 Whitsun Pasture, Milton Keynes, MK15 9DQ

£375,000

CAULDWELL are delighted to offer for sale this well-presented family home, offered with no upper chain and ideally positioned within a short walk of the scenic Grand Union Canal and the stunning Willen Lake. A much-loved area of Milton Keynes, Willen Lake offers picturesque waterside walks, cycle routes, play areas, water sports and a selection of cafés and restaurants, making it a wonderful location for families and outdoor enthusiasts alike.

The accommodation briefly comprises: entrance hall, an open plan lounge with French doors leading onto the rear garden, separate dining room, fitted kitchen, and a conservatory. The garage has been thoughtfully converted to provide a practical utility cloakroom and a study, perfect for home working.

On the first floor there are three bedrooms and a refitted family bathroom.

Externally, the property benefits from a driveway providing off-road parking for up to three vehicles, and an enclosed southerly-facing rear garden laid with artificial lawn for ease of maintenance — an ideal space for relaxing, entertaining, or enjoying family time. The property also offers scope for extension, subject to planning permission.

Council Tax band: C
Energy Rating: D

ENTRANCE

Entrance through front door into entrance hall. Stairs leading to first floor and door leading to living room.

LIVING ROOM 12'7" x 12'5" (3.86 x 3.81)

Double glazed French doors leading to garden. Wooden flooring. Feature radiator. Understairs storage cupboard. Opening through to dining room.

DINING ROOM 8'0" x 7'8" (2.44 x 2.34)

Opens into conservatory and kitchen. Wood flooring. Radiator. Door through to study.

KITCHEN 8'3" x 7'8" (2.54 x 2.36)

Fitted with a range of wall and base units. Roll top work surfaces incorporating a stainless steel with stainless steel mixer tap. Stainless steel double oven, four ring hob and stainless steel extractor hood. Built in dish washer, built in fridge, double glazed window to the front, splash back tiles.

CONSERVATORY 8'0" x 8'2" (2.44 x 2.49)

Brick built UPVC double glazed, double glazed French doors to the garden, radiator, tiled flooring and vaulted ceiling.

STUDY 8'0" x 7'8" (2.44 x 2.34)

Part of garage conversion. Double glazed window to the rear. Radiator, telephone point. Door to utility.

UTILITY/ CLOAK ROOM

Fitted with a range of wall and base units. Roll top work surface. Plumbing for washing machine, space for tumble dryer. Low level wc, wash hand basin with stainless steel mixer tap. Loft access.

FIRST FLOOR LANDING

Doors leading to all rooms. Loft access, storage cupboard. Frosted double glazed window to the front.

BEDROOM TWO 9'1" x 8'11" (2.79 x 2.72)

Double glazed window to the rear. Radiator.

BEDROOM ONE 12'2" x 8'9" (3.71 x 2.67)

Double glazed window to the rear. Radiator.

BEDROOM THREE 7'1" x 6'9" (2.16 x 2.06)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Frosted double glazed window to the front. Three piece suite panelled bath with stainless steel mixer tap and shower over. Low level wc, hand wash basin, shaver point, tiled walls and heated towel rail.

REAR GARDEN

Enclosed rear garden mainly laid to artificial lawn with patio area. Mixture of brick wall and fence panel surround. Outside power and tap.

DRIVEWAY

Brick paved driveway, side by side parking for three vehicles. Path leading to front door.

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.

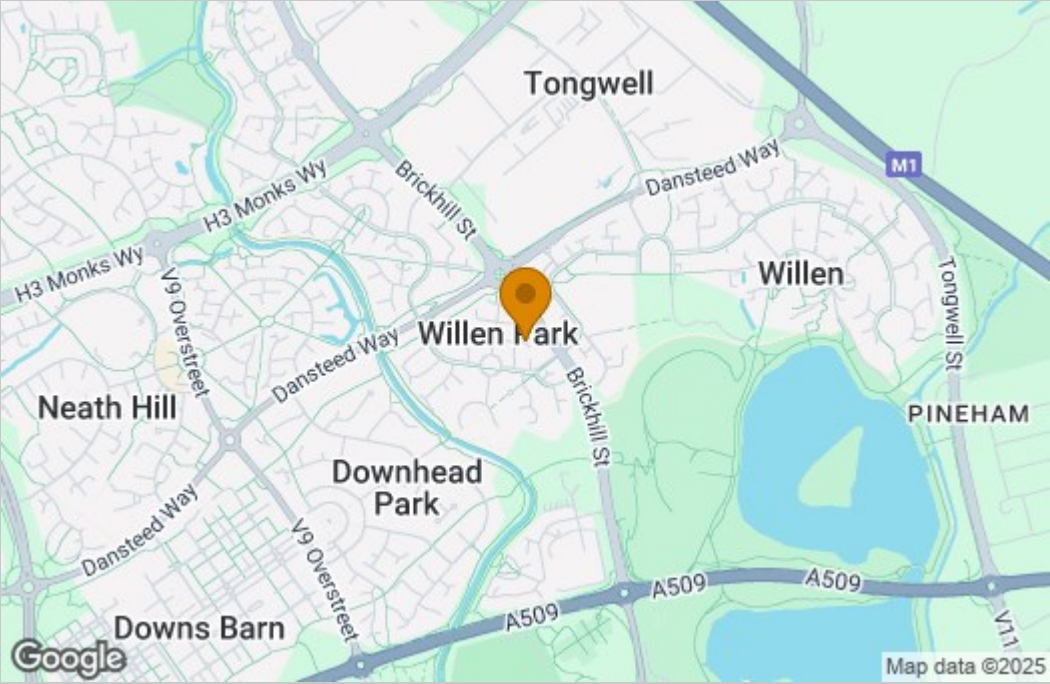
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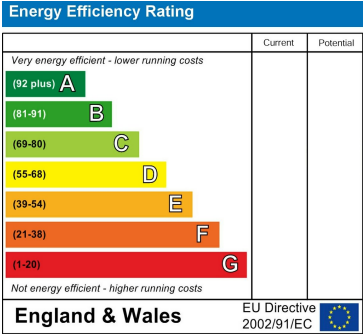
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Floor Plan

Area Map



Energy Efficiency Graph



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