

# MOVING ME EST

ESTATE & LETTINGS AGENT



South Lawne, Milton Keynes  
3 Bedroom Semi-Detached House

Offers in Excess of  
£325,000

Accommodation comprises, Ground floor, entrance hall, lounge, dining area, extension/family room, kitchen/breakfast room, utility room, shower room, bedroom four/study. First floor, bedrooms 1,2,3, family bathroom. Outside block paved driveway, garage and rear garden.

This wonderful extended family home offers spacious flexible accommodation throughout. The ground floor extensions have greatly improved the footprint of the house. A new dining room, a ground floor shower room, a fourth bedroom/study have all been added. To the front of the house is a large block paved driveway and a garage. To the rear of the house a charming private enclosed garden which backs on to Rickley Park.

South Lawne is a highly regarded location in Bletchley. A family favourite and is handily located close to local amenities, local schools and is within walking distance to Bletchley mainline train station and Town centre. Bletchley train station offers fast services into London Euston whilst the area also has major road links both to the M1 and the A5. Bletchley offers a choice of independent retailers along with Asda, Tesco and Ikea superstores. The new MK1 centre is only a 5 minute drive away and there you will find a choice of High street stores, a restaurant zone and Odeon cinemas new flagship multi-plex cinema along side Stadium MK home of the MK Dons football team.

The Centre MK is approximately 5 miles away and is one of Europe's premier shopping destinations where you will also find the Xscape building home to the ski-dome with its nightlife and cinema complex as well as Milton Keynes Theatre and the Theatre district with an array of bars and restaurants. Historically Bletchley had a major role during World War Two with Bletchley Park which rejoices in the fact that, until fairly recently, it was probably Britain's best kept secret. This is because the secrecy surrounding all the activities carried on here during World War Two was of vital importance to our national security and ultimate victory.

## Ground Floor

### Entrance Hall

Entry via part glazed door to front, laminate flooring, carpet stairs to first floor landing, wall mounted radiator, window to front aspect, door to lounge.

### Lounge

Carpet flooring, windows to front aspect, feature gas fireplace, arch to dining area, wall mounted radiator.

### Dining area

Laminate flooring, wall mounted radiator, double doors to extension/family room.

### Extension/Family Room

Currently used as dining room. Laminate flooring, patio doors to rear garden, wall mounted radiator, doors to kitchen/breakfast room, shower room and utility, windows to rear aspect.

### Kitchen/Breakfast Room

Fitted with a good selection of eye and base level units, roll edge work tops, integral oven and grill, 5 ring gas hob with stainless steel extractor hood over, twin drainer sink unit with mixer tap, tiled splash areas, dishwasher, space for fridge freezer, vinyl flooring, windows and door to rear garden, wall mounted radiator, breakfast bar, door to bedroom four/study.

### Bedroom Four/Study

Laminate flooring, wall mounted radiator, windows to rear aspect.

### Utility room

Fitted with base and wall mounted units, roll edge work tops, stainless steel sink unit with mixer tap, spaces for washing machine, tumble dryer and under counter fridge & freezer. Doors to two storage cupboards and garage, vinyl flooring.

As part of our comprehensive service, some of our clients wish for us to ensure the financial credibility of a potential buyer and therefore we may refer you to speak with a financial adviser to validate any potential offer. MovingMe Ltd will ask an independent mortgage broker to assist us with this process.

MovingMe Ltd offer vendors and prospective purchasers completely independent mortgage advice from Right-Advice Mortgage Consultancy Ltd who are local independent mortgage advisers and do not charge a fee for their services. You are not obliged to utilise their services.

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 purchaser/s 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 within MovingMe Ltd has the authority to make or give any representation or warranty in respect of the property. Floor Plans are for guidance only and are not to scale. We have not carried out a survey, nor tested the services, appliances or specific fittings. Room sizes should not be relied upon for measuring of fitted carpets etc.

### **Downstairs Shower Room**

Stainless steel towel radiator, low level wc, vanity mounted sink unit with mixer tap, shower cubicle with rain water shower head, vinyl flooring, window to side aspect, tiled splash areas.

## *First Floor*

### **First Floor Landing**

Carpet flooring, window to side aspect, loft access, doors to all three bedrooms and family bathroom.

### **Bedroom One**

Carpet flooring, window to front aspect, wall mounted radiator, fitted wardrobes.

### **Bedroom Two**

Carpet flooring, window to rear aspect, wall mounted radiator, door to built in wardrobe.

### **Bedroom Three**

Carpet flooring, wall mounted radiator, window to front aspect, door to built in wardrobe.

### **Family Bathroom**

Four piece suite comprising of low level wc, pedestal sink unit, bath with shower attachment and shower cubicle with rain water shower head, tiled splash areas, vinyl flooring, wall mounted radiator, obscured windows to side and rear aspect.

## *Outside*

### **Rear Garden**

Large patio and artificial lawn areas, gate to rear aspect leading to park, summer house.

### **Garage**

Single garage with up and over door to front, parking on drive way for 4 vehicles.