



Lullingstone Drive, Milton Keynes, MK13 0RB





**33 Lullingstone Drive  
Bancroft Park  
Milton Keynes  
MK13 0RB**

**Offers Over £525,000**

**Carters are delighted to offer for sale this well presented four bedroom detached home situated in the popular residential location of Bancroft Park.**

The accommodation comprises, entrance hall, cloakroom, lounge, dining room, conservatory, kitchen and utility room. To the first floor, the master bedroom has an en-suite and fitted wardrobes. The second and third bedrooms are also doubles, both with fitted wardrobes, bedroom four and the family bathroom complete the accommodation. To the outside, there is a detached double garage with a double width driveway, plus front, side and rear gardens.

- FOUR BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- SEPARATE RECEPTION ROOMS
- CONSERVATORY
- KITCHEN & UTILITY ROOM
- EN-SUITE TO MASTER BEDROOM
- FRONT, SIDE & REAR GARDENS
- DOUBLE GARAGE





### Ground Floor

The property is entered via a UPVC front door with glazed side panels into the entrance hall. Stairs rise to the first floor landing. Door to the lounge. Walk into the dining room. Door to the cloakroom.

The cloakroom has a double glazed window to the side aspect and a suite comprising low level w.c. and wash hand basin.

The lounge is a dual aspect room with a double glazed window to the front aspect and double glazed patio doors to the rear aspect opening onto the conservatory. Feature fireplace with an inset wood burner set on a hearth. The conservatory is of brick and UPVC double glazed construction and has double doors leading to the rear garden.

The dining room is accessed from the entrance hall and has a double glazed window to the front aspect. Door to the kitchen.

The kitchen is fitted in a range of units to wall and floor levels with granite worksurfaces over and an inset sink/drain. Fan-assisted electric double oven and induction hob with extractor hood over. Integrated appliances include a dishwasher, fridge and freezer. Double glazed window to the rear aspect. Door to the utility room which is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Integrated washing machine. Concealed wall mounted gas central heating boiler. Double glazed door to the rear garden.

### First Floor Landing

Access to loft. Doors to all rooms.

The master bedroom is located to the front of the property with a double glazed window to the front aspect. Fitted mirror-fronted wardrobes. Door to en-suite comprising low level w.c., wash hand basin set in a vanity unit, and a corner fitted shower cubicle. Complementary tiling. Obscure double glazed window to the front aspect.

Bedrooms two and three are of double size with fitted wardrobes. Bedroom four has a double glazed window overlooking the rear garden and has a fitted storage cupboard.

The family bathroom has a suite comprising low level w.c., wash hand basin, and a 'p' shape bath with a mixer tap and a rain-fall shower over. Heated towel rail. Airing cupboard housing the hot water tank. Obscure double glazed window to the rear aspect.

### Gardens

The front garden is laid to lawn with planted shrubs. A full width driveway offers off-road parking for two vehicles and leads to a detached double garage. Gated side access leads to the side garden which is laid to lawn and has a path leading to the rear garden. The rear garden is laid to lawn with mature planted borders. Steps lead down to a paved seating area. Courtesy lighting. Outside tap.

### Garage

The detached double garage has up and over twin doors. Exposed beams in the roof space for storage. Two windows to the side aspect. Power and light connected.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: Milton Keynes Council.

Council Tax Band: Band E.

### Location - Blue Bridge & Bancroft Park

Blue Bridge & Bancroft Park are two of the smallest developments within Milton Keynes and are conveniently located within easy access of Central Milton Keynes with its extensive shopping and main line railway station to London Euston (fastest trains 30 minutes), and the North. The historic towns of Stony Stratford & Wolverton are also close by. Residents of Blue Bridge & Bancroft Park have exclusive use of the Roman Park residents club offering a bar, community centre, and squash court. A small compulsory annual fee is payable by all residents for these facilities. Both developments are bordered by the North Loughton Valley Park - a beautifully landscaped park with a river, foot paths, bridle way and the remains of a Roman Villa.

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.





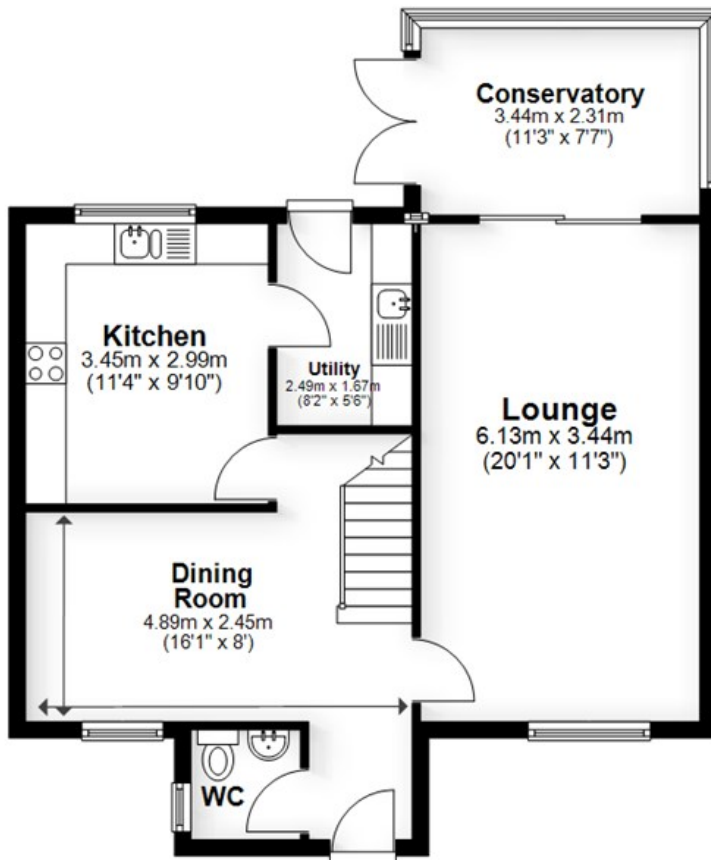




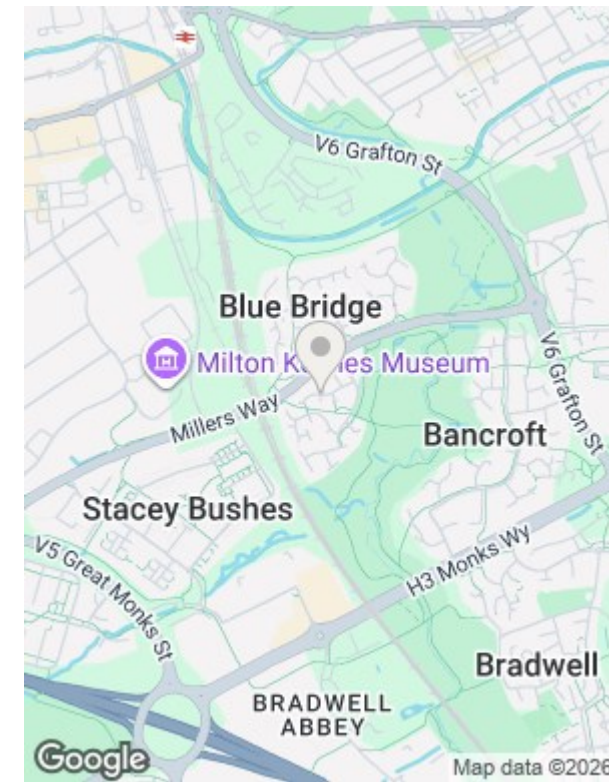
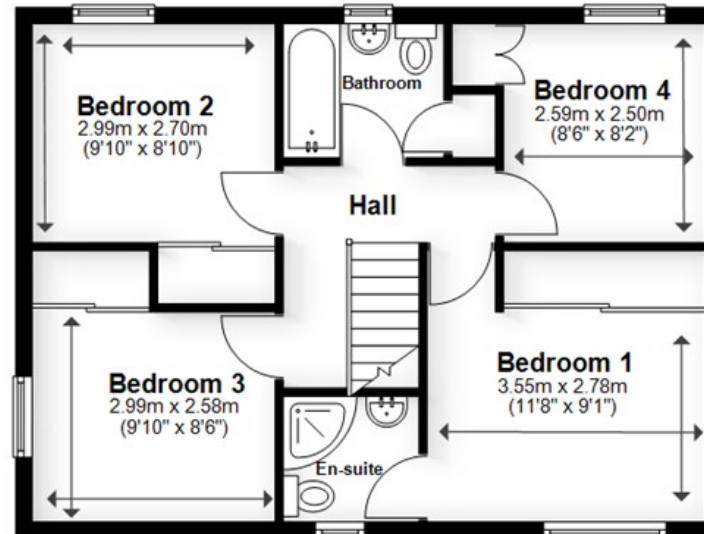




## Ground Floor



## First Floor



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

miltonkeynes@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

