



Linceslade Grove, Loughton, MK5 8DJ



43 Linceslade Grove  
Loughton  
Milton Keynes  
MK5 8DJ

**Offers In Excess Of £550,000**

**A well presented and extended 4 bedroom detached house in this most sought after of locations within walking distance of Milton Keynes Railway Station.**

The property has been extended and had many improvements carried out by the current owners over a number of years and it now comprises; an entrance porch, hall, 3 reception rooms to include a living room, dining room and study, a refitted kitchen, utility room and cloakroom. On the first floor there are 4 bedrooms – one with an en-suite shower room, and separate shower rooms and bathrooms – 3 bath/shower rooms in all. Outside the property has driveway, garage and gardens to the front and rear to include a home office in the rear garden.

The property is located within a short walking distance of Loughton's facilities to include shops and schools and comfortable walking distance of Milton Keynes Central railway station.





#### Ground Floor

An entrance porch has glazing to 3 sides and a glazed door to the entrance hall. The entrance hall has stairs to the first floor and panel doors, in a natural finish, to all rooms.

The cloakroom has a WC and wash basin with vanity unit. Window to the front.

The living room is a dual aspect room with windows to the front and side, and a feature fireplace currently incorporating an electric fire.

A study/snug has a window to the side.

The dining room has a window to the side and is open plan to the kitchen. The kitchen is re-fitted in a modern range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliance include a gas hob, extractor hood, double oven, dishwasher and space for a fridge/fridge freezer. Tiled floor, window to the rear and a door to the utility room.

The utility room has a range of units to floor and wall levels with worktops, sink unit and space for washing machine and tumble dryer. Gas central heating boiler and door to the rear garden.

#### First Floor Landing

The landing has access to the loft and panel doors in a natural finish to all rooms. Airing cupboard.

Bedroom 1 is a double bedroom with a window to the front and a box bay window to the side. It has an en-suite shower room with a suite comprising wash basin with vanity unit and double sized shower cubicle. Tiled walls and a window to the side.

Bedroom 2 is a double bedroom with a window to the side.

Bedroom 3 is located to the rear with an attractive outlook to the rear.

Bedroom 4 is located to the rear with an attractive outlook to the rear.

The family bathroom has a white suite comprising WC, wash basin set in vanity unit and a bath with a shower and glass screen over. Tiled walls and a window to the side.

A separate family shower room has a suite comprising WC, wash basin and shower cubicle. Window to the side.

#### Exterior

The front garden has lawns and a path to the front door and boarded by a small hedge and fence. There is a parking space and garage – located in front of the neighboring property – to the far left, as shown with the car in the pictures on this brochure.

The rear garden has a timber deck and the remainder is laid to lawn with stocked beds. There is a garden shed and a timer garden room/ home office. Backdrop of mature trees.

#### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band:

#### 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 undertake 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

#### Location - Loughton

Loughton is arguably one of the most sought after developments in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery - just a few minutes walk from the property. It has a local junior school and a popular restaurant. Loughton is particularly popular with commuters being close to CMK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is just a few minutes walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. CMK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

#### 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.

#### Garage

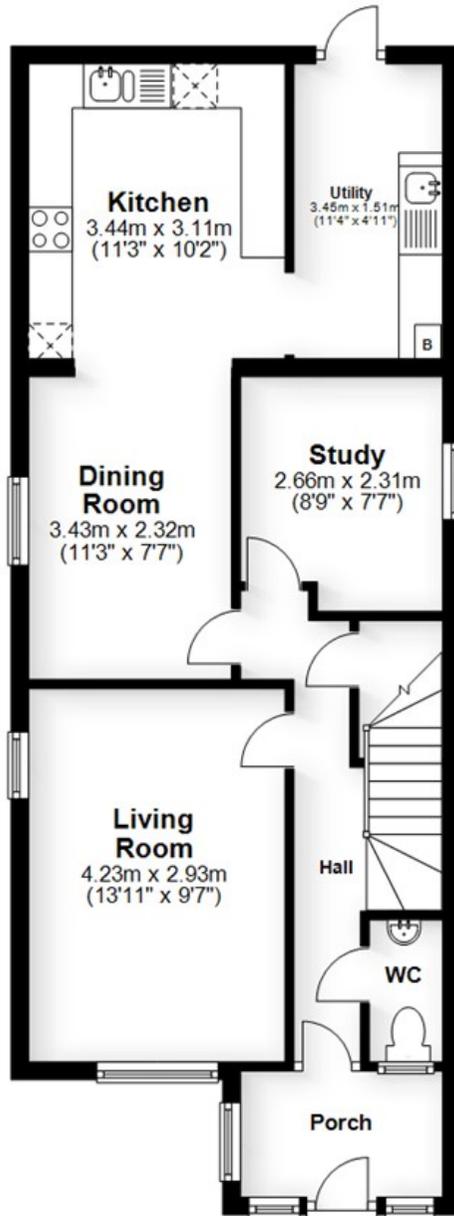
Single garage (located to the far left)



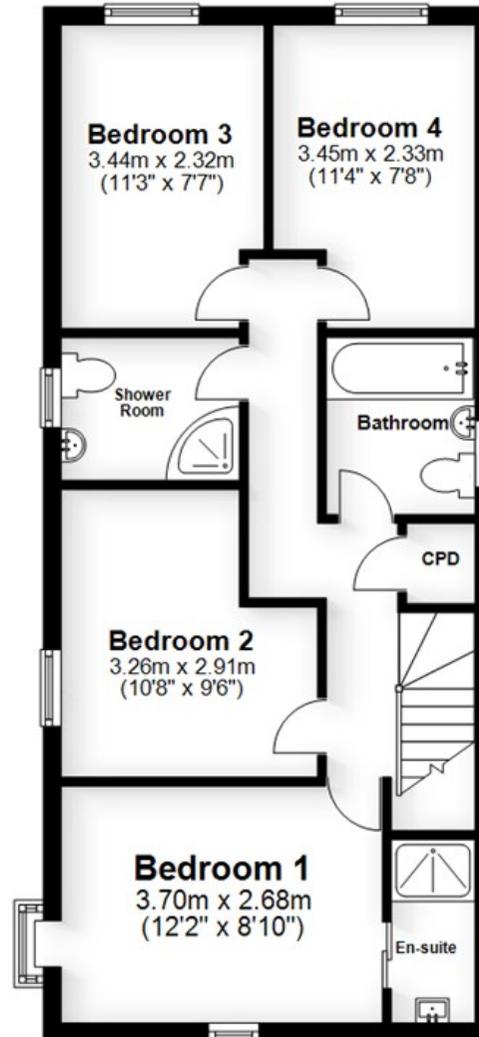




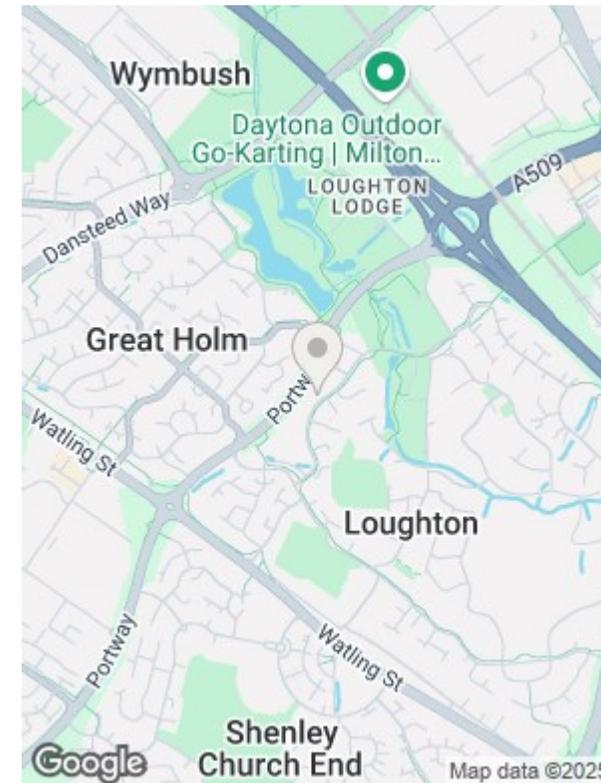
### Ground Floor



### First Floor



### Garage



### 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



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	



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.