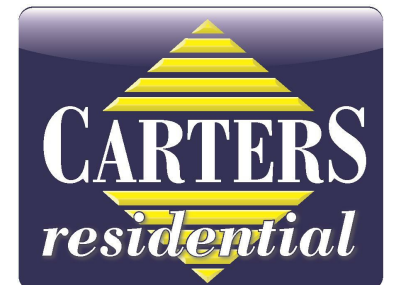




Burgh Drive, Milton Keynes, MK3 5RJ



13 Burgh Drive
Newton Leys
Milton Keynes
MK3 5RJ

£445,000

A BEAUTIFULLY PRESENTED FOUR/FIVE DOUBLE BEDROOM DETACHED PROPERTY. It is located in the desirable semi-rural development of Newton Leys, just a short distance from Willow Lake, as well as all the amenities on offer including shops, takeaways, primary school and community centre. Bletchley & Leighton Buzzard train stations are just a short drive away with a direct link into London Euston, and the A5 and Leighton Buzzard bypass offer strong road links for commuting too.

The accommodation in brief comprises of a entrance hall, DOWNSTAIRS CLOAKROOM/UTILITY WITH INTEGRATED WASHER/DRIER, lounge, kitchen/diner, separate study/bedroom five, first floor landing, BEDROOM ONE WITH ENSUITE, and a FURTHER THREE DOUBLE BEDROOMS and family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, BEAUTIFULLY LANDSCAPED GARDENS, and carport with parking in front for TWO CARS Internal viewing comes with our highest recommendation to fully appreciate. EPC rating C.

- Semi Rural Location
- Walking Distance To Willow Lake
- Five Double Bedroom Detached
- Cloakroom with Integrated Washer/Drier
- Kitchen With Built In & Integrated Appliances
- Ensuite To The Principle Bedroom
- Modern Family Home
- Carport with Parking for 2 Cars
- Landscaped Gardens
- EPC B





Entrance Hall

Enter via composite door with Obscure UPVC double glazed panel above. Storage Cupboard. Doors to all rooms. Stairs leading to first floor. Inset spotlights. Ceramic tiled flooring.

Study/Bedroom Five

UPVC double glazed window to front aspect. Radiator.

Lounge

UPVC double glazed window to rear aspect. UPVC French doors leading to rear garden. Radiator. T.V point.

Cloakroom/Utility

Obscure UPVC double glazed window to rear aspect. White two piece suite comprising of low level w.c. And wash hand basin. A range of base units with roll top worksurfaces with splashback giving storage. integrated washer/drier. Radiator. Extractor fan. Ceramic tile flooring.

Kitchen/Diner

UPVC Dual aspect double glazed windows to front aspect and rear aspect. UPVC double glazed French doors to rear garden. Quality kitchen fitted in units to wall and base levels with worksurfaces over with a one and a half bowl sink/drainers with mixer tap over. Fully tiled to splashback area. Integrated fridge/ freezer. Built in oven with gas hob and stainless steel extractor fan over. Integrated dishwasher. Cupboard housing wall mounted boiler. Radiator. Ceiling mounted extractor fan.

First Floor Landing

Access to loft. Doors to all bedrooms. Storage cupboard. Radiator.

Bedroom One

UPVC double glazed window to front elevation. Built-in wardrobe. Radiator. Radiator. Door leading to en-suite

En-suite

Obscure UPVC double glazed window to front elevation. Suite comprising of low-level w.c, hand wash pedestal basin and fully tiled shower cubicles. Inset spotlights. Ceramic tile flooring. Heated towel rail.

Bedroom Two

UPVC double glazed window to front elevation. Radiator.

Bedroom Three

UPVC double glazed window to rear elevation. Radiator.

Bedroom Four

UPVC double glazed window to rear elevation. Radiator

Family Bathroom

Obscure UPVC Double glazed window to front elevation. Suite comprising of low level w.c, hand wash basin with mixer tap and panel bath with shower over. Tiled to splashback areas. Heated towel rail.

Exterior

Front Garden-

Rear Garden- Pathway to front door. laid to shingles with flower beds. Parking carport to side giving parking for two cars.

Fully closed by timber fence. Patio area. Remainder laid to lawn surrounded by plant/ flower beds. Gate to side of the property.

Note to Purchaser

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.

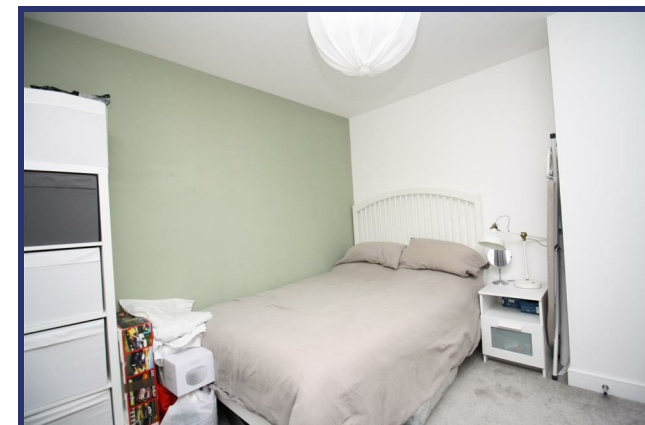
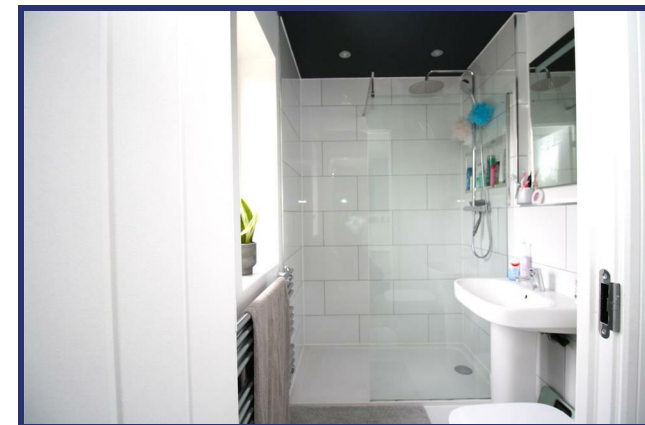
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

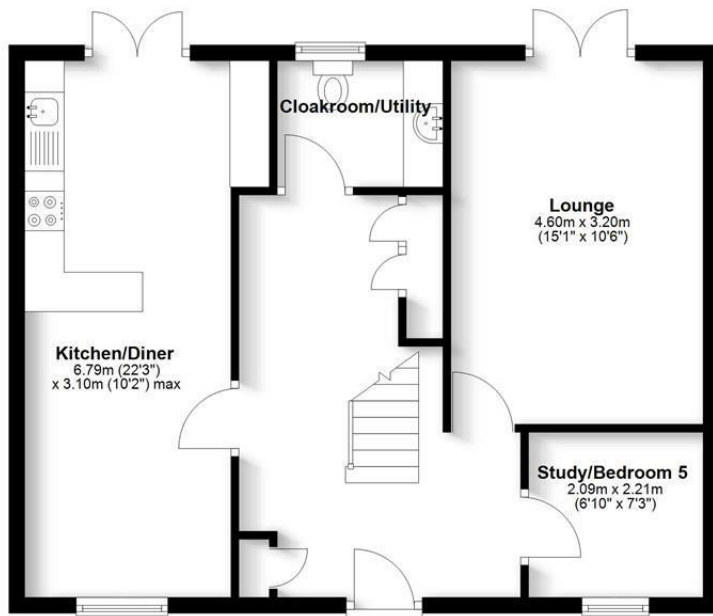
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.



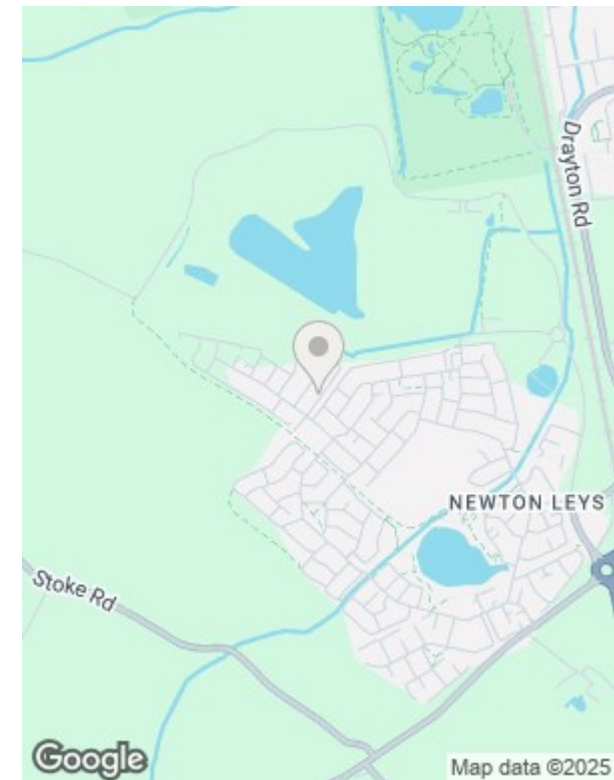
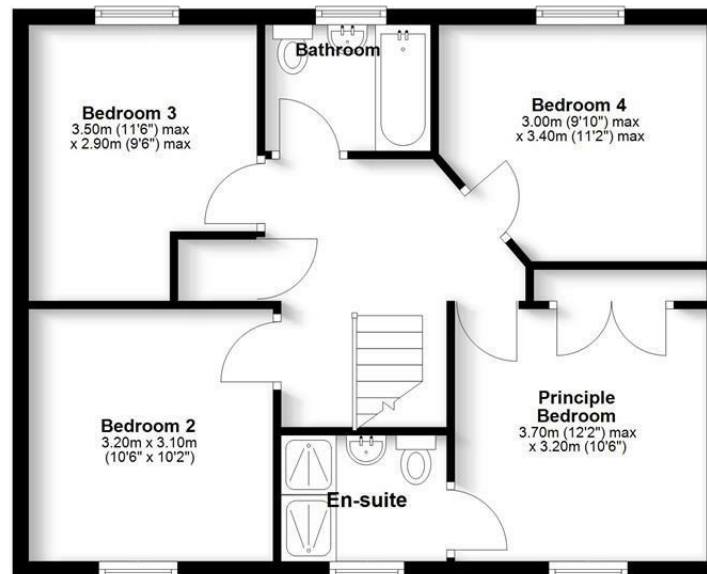




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

📞 01908 646699

✉️ bletchley@carters.co.uk

🖱️ carters.co.uk

🗨️ 194 Queensway, Bletchley, MK2 2ST



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

