

Dinglederry

, Olney, MK46 5ES

FINE & COUNTRY

59 Dingledeerry

Olney MK46 5ES

Rarely available is this three/ four bedroom property situated just off West Street within a short walk of the High Street and all amenities and facilities in the town. The property has been refurbished over the years and offers an open plan sitting room kitchen and dining room, three double bedrooms and a large wet room.

The property also benefits from a garage conversion now offering a utility room and study. There is also a self-contained one bedroom Annex currently used as a Airbnb, with an income stream. There is plenty of off-road car parking to the front and the rear gardens are enclosed by timber panel fencing and brick walling and are laid to lawn. Additional benefits include double glazing, gas radiator central heating and no upward chain.

Accommodation

Entrance hall is entered via a UPVC double glazed door, wooden flooring, radiator, ceiling light, open plan area leading through to the large reception room and kitchen.

The kitchen area is fitted with a range of base and eyelevel units, incorporating a one and a half bowl sink unit with mixer taps over and cupboards under, work surfaces to complement. Built in oven and grill, fridge and freezer. There is a gas hob and extractor hood above with lighting. Continued wooden flooring from the hallway and central island unit with storage and breakfast bar area. Additional breakfast bar area seating three. Ceiling lights, radiator.

The lounge area has a focal fireplace which is a coal effect electric fire. TV point, ceiling light and continued wooden flooring. There are double sliding patio doors to the decking area and garden and there's a double glazed door and window to the rear elevation. Doors to bedrooms and wet room. In addition there is a garage conversion now offering a practical utility room and study. The utility area has a fitted worksurface with sink and drainer and mixer taps, cupboards under work surfaces and range of eyelevel and base level units. Loft access, light, doorway to study which has a double glazed double opening doors to the front elevation, ceiling light, radiator.

Bedroom One is a good sized double bedroom with wooden flooring, double glazed window to rear elevation, radiator, ceiling light, built in wardrobes and further storage.

Bedroom Two is also a good size double bedroom with a range of built-in bedroom furniture. Wooden flooring, ceiling light, radiators and double glazed windows to the front elevation.

Bedroom Three is also a double bedroom with double glazed window to the front elevation, radiator under, range of built in wardrobes, ceiling light, wooden flooring.

Outside the front garden is blocked paid offering and ample car parking and there is side pedestrian access to the separate garden which belongs to the annex.
The rear gardens have an extensive decking area and outside bar space, and barbecue. Outdoor heating and power, storage area down the side. The garden is laid to lawn and enclosed by timber panelled fencing and by the neighbouring properties brick wall. There are mature trees and bushes and low maintenance landscape areas. The main gardens have been separated with a timber fence which separates the main building from the annex which is currently rented out on an Airbnb.

The Annex has its own garden and entrance onto the cul-de-sac The gardens are enclosed and laid to lawn with a variety of shrubs, bushes and plants. There is a raised decking area and steps leading up to the sliding double glazed patio door leading to the annex. There are double glazed windows to the side elevation and the main room is large enough for a double bed, sofa, TV area with kitchenette and shower room and loo. There are ceiling lights, flooring, dining area all in one with the kitchenette offering a small sink, cupboard and space for microwave and fridge. Shower room offers a toilet, wash hand basin and shower cubicle. Ceiling lights. gas radiator heating as past of the main house. This is a great income generator.





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. Some items may be available subject to negotiation with the Vendor.

Important anti money laundering notice.

"Note for Purchasers re anti money laundering legislation.

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 need to 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.















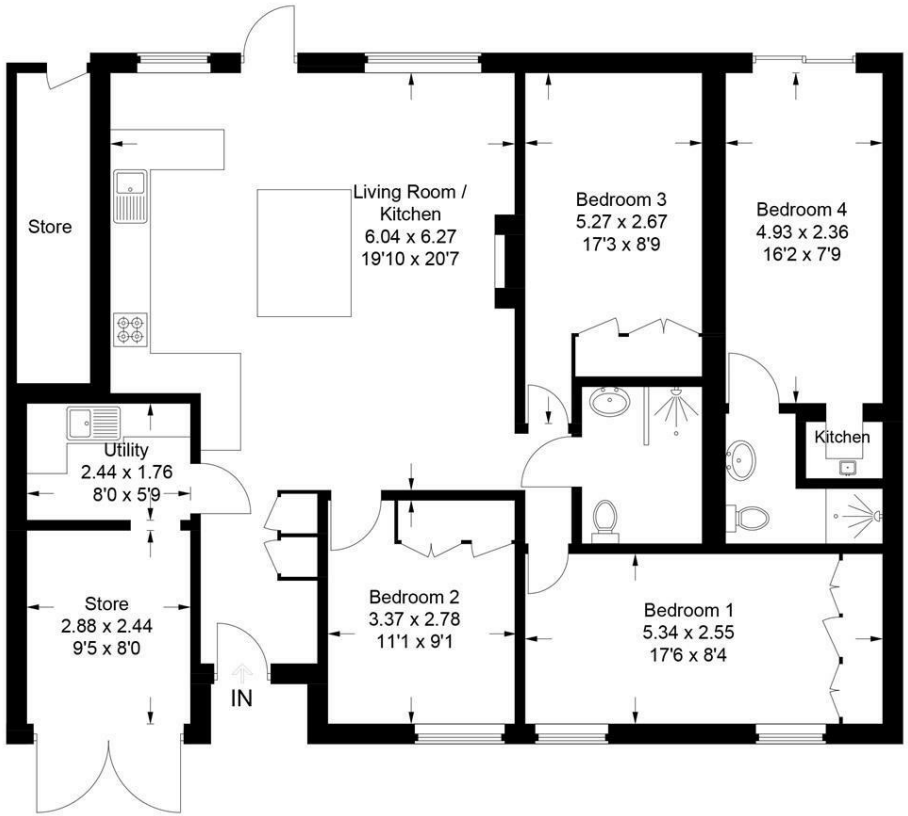








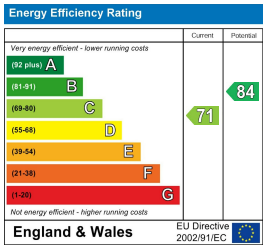
Approximate Gross Internal Area
(Including Stores)
124.5 sq m / 1,340 sq ft

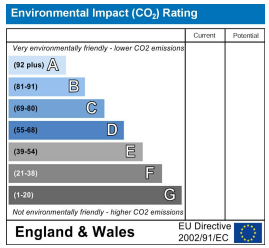


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.









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 purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

FINE & COUNTRY

1 Silver End, Olney,
Bucks MK46 4AL
01234 975999 olney@fineandcountry.com
www.fineandcountry.co.uk