



Moors Close, Deanshanger, MK19 6GP



**24 Moors Close
Deanshanger
Northamptonshire
MK19 6GP**

£350,000

A well presented 3 bedroom semidetached house with garage, driveway & gardens, and benefiting from an en-suite shower.

The property has accommodation set over two floors comprising; an entrance hall, cloakroom, living room and a fitted kitchen/dining room. On the first floor there are 3 bedrooms to include an en-suite bedroom, plus a family bathroom. Outside the property has front and rear gardens, a driveway for several cars and a garage.

The property is well presented throughout, located within walking distance of extensive facilities to include several shops schools pub and church and is offered for sale with no onward chain.

- Semi Detached House
- Garage & Drive Way
- Cloakroom
- Separate Living Room
- Kitchen/ Dining Room
- Bedroom 1 with En-suite Shower Room
- Front & Rear Gardens
- CHAIN FREE SALE





Ground Floor

A front door opens to an entrance hall which has a window to the side and doors to the cloakroom and living room.

The cloakroom has a suite comprising WC and wash basin built into a vanity unit, and window to the front.

The living room has a window to the front, stairs to the first floor and laminate flooring. Door to the kitchen/dining room.

The kitchen/dining room has a dining area with space for a dining table, an under stairs cupboard and glazed French doors opening to the rear garden. The kitchen area has a range of units to floor and wall levels with worktops and a ceramic one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood and oven. Space for other appliances.

First Floor

The landing has a window to the side, access to the loft and an airing cupboard housing the hot water cylinder.

Bedroom 1 is a double bedroom located to the front with a recess, ideal for wardrobes, and an en-suite shower room. The en-suite shower room has a white suite comprising WC, wash basin with vanity unit and a shower cubicle.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a modern white suite comprising a WC, wash basin with vanity unit and a bath with mixer tap shower over. Tiled walls and window to the rear.

Outside

The front garden is laid with gravel and planted. A tarmac drive to the side offers parking for at least two cars, with gated access to the rear garden.

The rear garden has a paved patio and the remainder is laid with lawn and enclosed by brick walls and fencing. To the end of the garden there is a covered patio area.

Garage

Brick built single garage with pitched tiled roof, up and over door, side pedestrian door, power and light and loft storage.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Location - Deanshanger

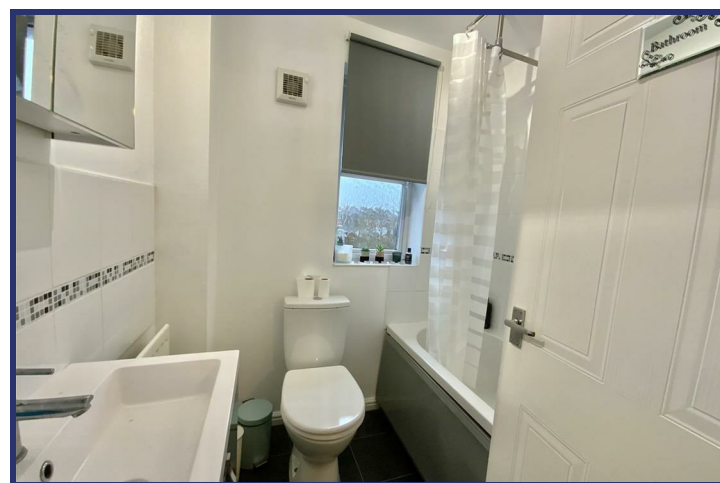
Deanshanger is located just over the Bucks/Northants border in South Northamptonshire. It has some of the most comprehensive facilities of all the local villages to include several grocery shops, fast food takeaways, post office, hair dressers, pub, church, part time doctors surgery, village hall, sports club and a full range of education from pre-school, to junior school, and secondary school with sixth form. The attractive village green is in a conservation area and recent development in the village has ensured plenty of recreational space and parks are provided. In terms of transport there are excellent road links to Milton Keynes (with a main line station to London Euston (fastest trains just 30 minutes), Buckingham and Northampton. The historic coaching town of Stony Stratford is close by.

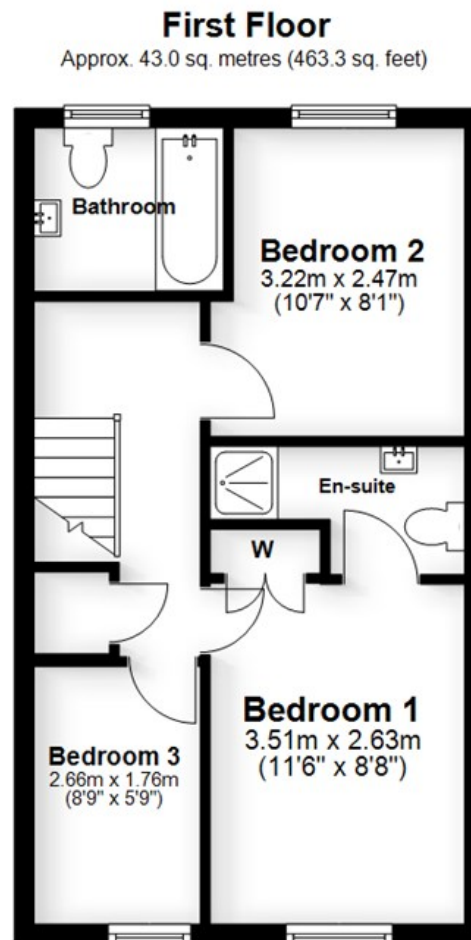
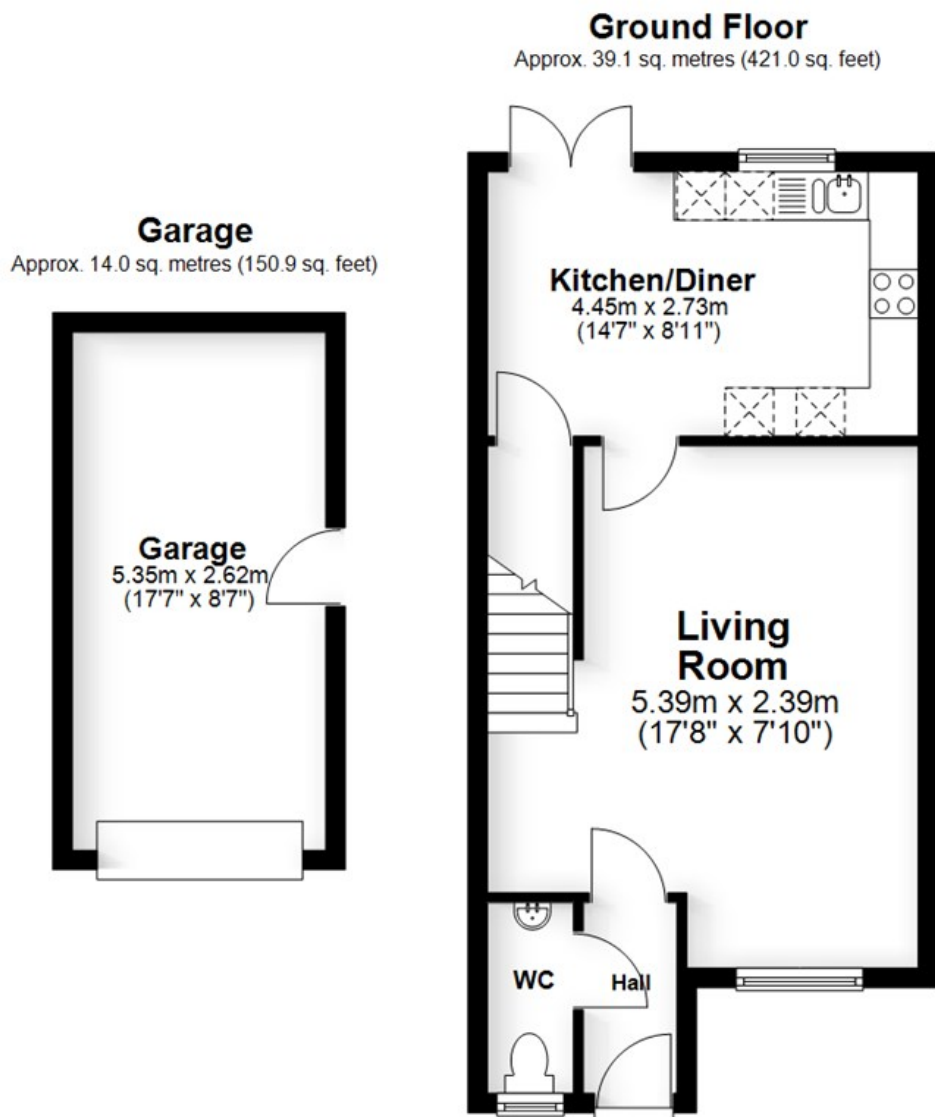
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In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be 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.

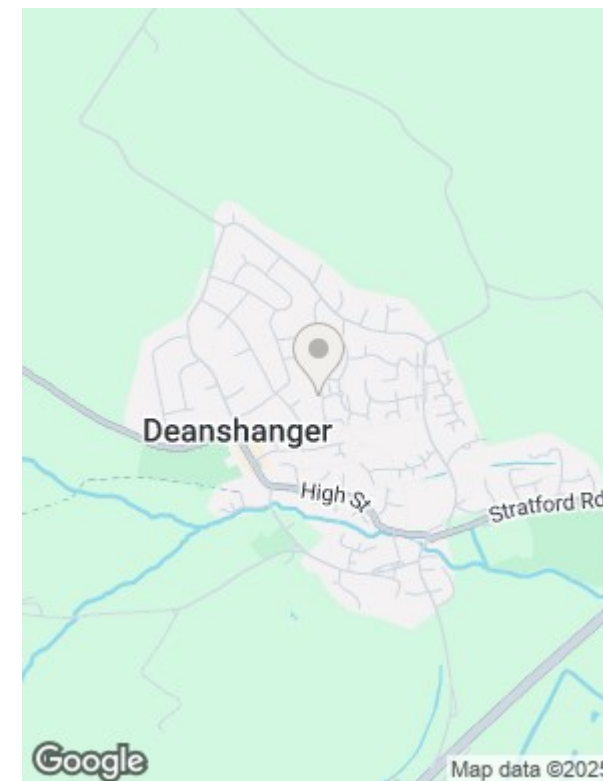




Total area: approx. 96.2 sq. metres (1035.1 sq. feet)

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.



Viewing Arrangements

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		8
(69-80)	C	69	
(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	