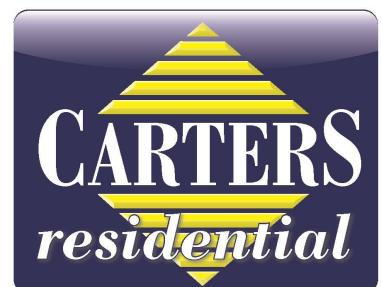




Lakes Lane, Newport Pagnell, MK16 8HS



25 Lakes Lane
Newport Pagnell
Buckinghamshire
MK16 8HS

Offers Over £400,000

A 3 bedroom semi detached house with large garden & garage, located on the sought after Lakes Lane, within short walking distance of the town centre and Bury Common.

The property has accommodation set on two floors comprising; entrance hall, separate lounge and dining room, and a kitchen. On the first floor there are 3 bedrooms, a bathroom and separate WC. Outside the property has good size gardens to both the front and rear, with an open aspect to the rear, a driveway and garage.

Lakes Lane is a highly sought after street within short walking distance of the town centre which offers an array of independent shops, cafés, restaurants and pubs. Bury Common is just a short walk away.

Chain free sale available.

- Sought After Lakes Lane
- Semi Detached House
- 2 Reception Rooms
- 3 Bedrooms
- Good Size Front & Rear Gardens
- Garage & Driveway
- UPVC double glazing
- Close to Bury Common
- Walk to Town Centre
- CHAIN FREE SALE





Ground Floor

The entrance hall has stairs to the first floor and doors to all rooms.

Living room, located to the front with a bay window.

Separate dining room to the rear with window and door opening to the rear garden with an attractive open outlook.

A kitchen has a range of units to floor and wall levels with worktops, sink unit and space for a cooker and washing machine. Window to the rear and door to the side.

First Floor

The landing has a cupboard, and doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a built-in cupboard and fitted wardrobes.

Bedroom 2 is a double bedroom located to the rear with a built in wardrobe and an attractive view over the rear garden with an open aspect beyond.

Bedroom 3 is a single bedroom located to the front.

The bathroom has a bath and wash basin, Window to the rear. There is an adjacent separate WC with a window to the side.

Outside

The property has a front garden and a driveway to the site providing off-road parking for at least two cars leading to the garage, and side gated access to the garden.

The large rear garden extends to around 85 feet in length with pathways, lawns and a garden shed. Enclosed by wooden fencing to the sides, much of which was replaced in recent years, and chain-link fencing at the rear, backing onto, and with views overplaying fields.

Garage

Brick-built detached garage with up and over door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

Location - Newport Pagnell

The town was first mentioned in the Domesday Book of 1086 as Neuport, Old English for "New Market Town", but by that time the old Anglo-Saxon town was dominated by the Norman invaders. The suffix "Pagnell" came later when the manor passed into the hands of the Pagnell (Paynel) family. It was the principal town of the Three Hundreds of Newport, a district that had almost the same boundary as the modern Borough. The area is well served with local schooling, leisure facilities including a swimming pool, shops, pubs and restaurants. Further amenities can be found in Central Milton Keynes, which is a short drive away. Central Milton Keynes and nearby Wolverton both offer links into London Euston. CMK offers direct links with journey times of approximately 40 minutes.

Note for Purchasers

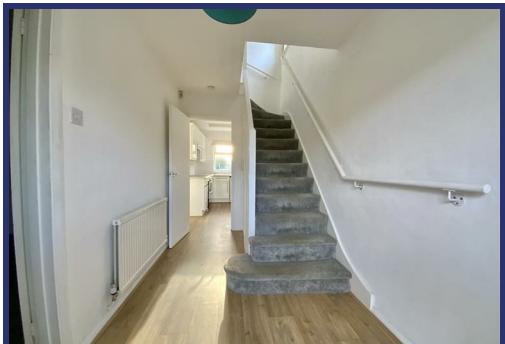
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

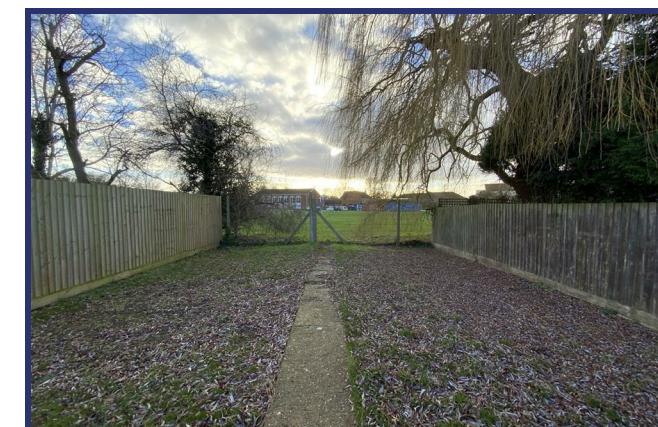
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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

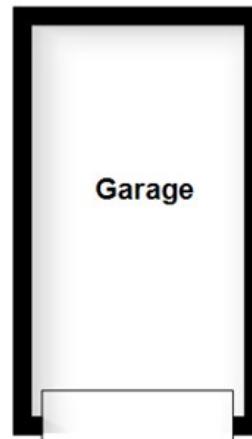
Disclaimer

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.

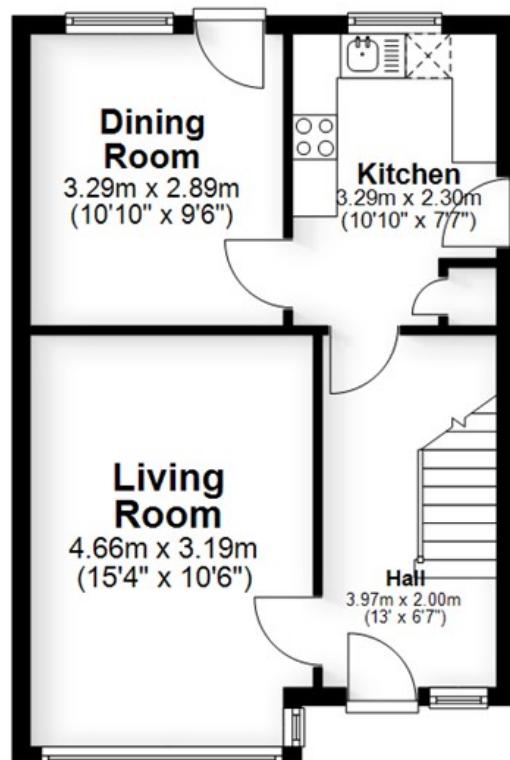




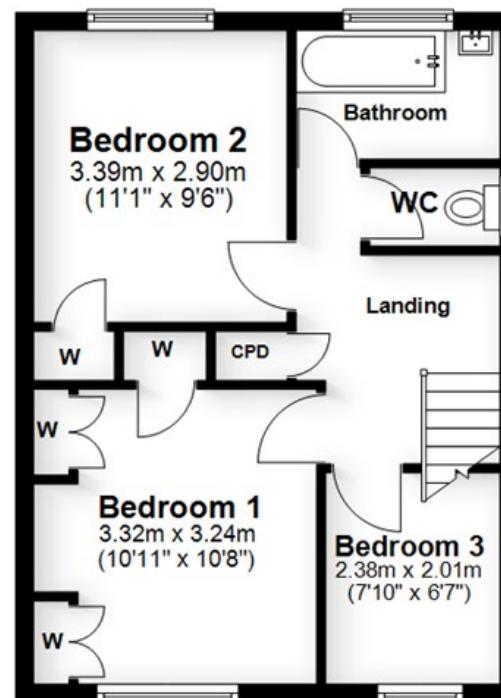
Garage



Ground Floor

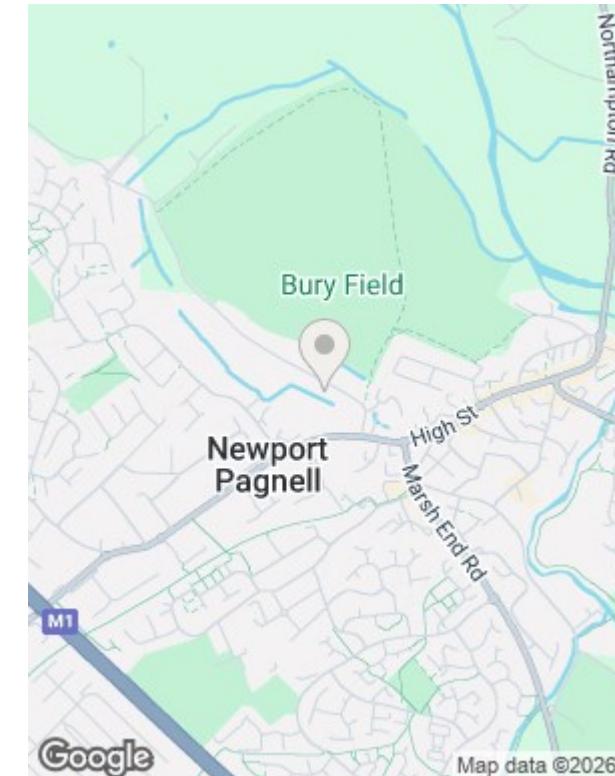


First Floor



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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The Property Ombudsman

FINE COUNTRY

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			
EU Directive 2002/91/EC			

England & Wales

