



North Way, Deanshanger, MK19 6NG





12 North Way  
Deanshanger  
Northamptonshire  
MK19 6NG

**£275,000**

**A 2 bedroom semi detached bungalow with parking and gardens, located in a village cul-de-sac.**

The bungalow has accommodation set on a single level comprising an entrance hall, living room, kitchen, utility room, 2 bedrooms and a shower room. Outside the property has gardens to both the front & rear and a driveway providing off-road parking.

The property is located in a cul-de-sac in this popular village which has excellent amenities within walking distance to include a number of shops, chemist, food takeaways, church and pub, and it is located within short driving distance of both the historic coaching town of Stony Stratford and Central Milton Keynes.

Offered for sale with no onward chain.

- Semi Detached Bungalow
- 2 Bedrooms
- Living Rom with Feature Fireplace
- Fitted Kitchen
- Utility Room
- Shower Room
- Off Road Parking
- Front & Rear Gardens
- Village Cul-De-Sac







### Accommodation

The front door opens to a small hallway which has a door to the living room.

The living room has windows to both the front and side, a feature fireplace with electric fire and doors to the kitchen and inner hallway.

The kitchen has a range of wood fronted units to floor and wall levels with worktops and one and a half bowl sink unit. Integrated appliances include an electric hob, extractor hood and double oven. Window to the rear and side and doors to the utility room and side lobby.

The utility room has a window to the rear.

A side lobby has doors from the front and to the rear garden.

Bedroom 1 is a double bedroom located to the rear.

Bedroom 2 is located to the front and has a built-in wardrobe and airing cupboard.

The shower room has a suite comprising WC, wash basin with vanity unit and double sized shower cubicle. Tiled floor & walls and window to the rear.

### Outside

The front garden is laid with gravel and a blocked paved driveway provides off-road parking.

The rear garden is laid with lawn and has a patio area. Enclosed by fencing.

### Heating

The property has electric storage radiator heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: B

### 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.

### 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 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.



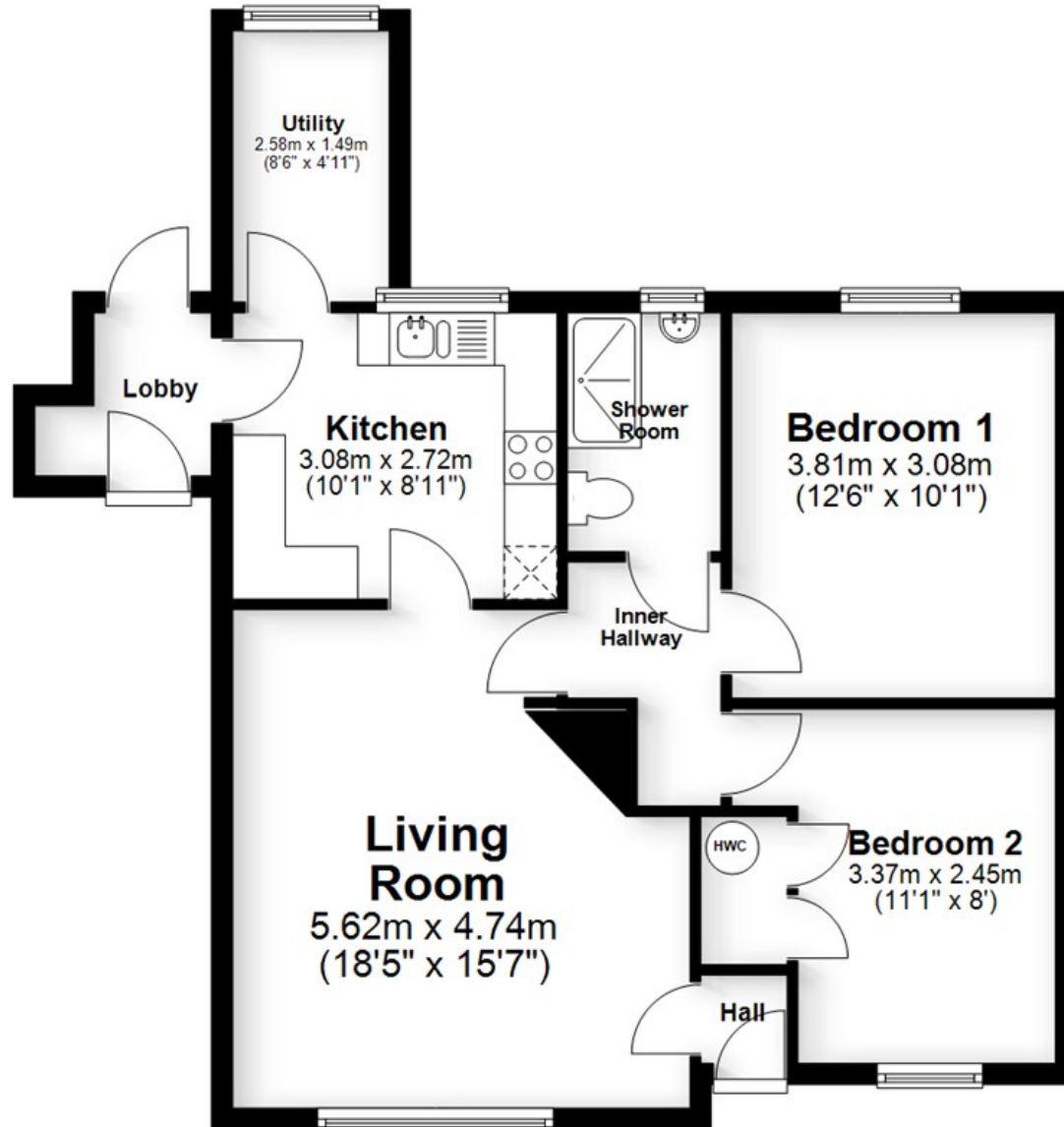






## Ground Floor

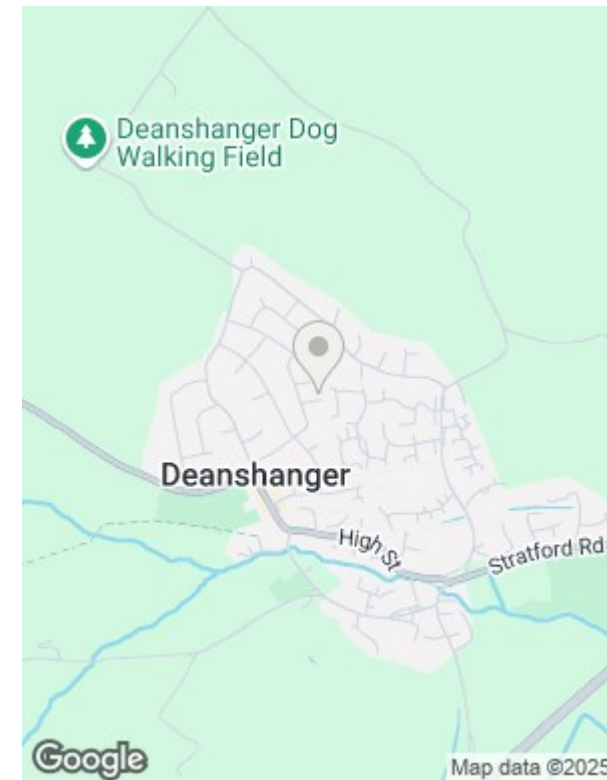
Approx. 70.5 sq. metres (759.1 sq. feet)



Total area: approx. 70.5 sq. metres (759.1 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

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@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		84
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

