



10 Stockwell Lane

Wavendon MK17 8LU

FINE & COUNTRY

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Distinctive by design and location, these stunning new properties enjoy an open space environment, a rare commodity within the new city boundary. They also enjoy a vista towards a medieval village church in one direction and an elevated view over Milton Keynes as it expands in an easterly direction.

This fine and unique complex of only three properties (one already sold) will appeal to those looking for something a little different, departing from the run of the mill, the absolutely conventional. An exciting open plan living concept with eco friendly air source heating, superior insulation and high quality double glazing. Energy Performance Rating is a very high "B".

The accommodation comprises: Entrance hall, Cloakroom, Open plan lounge/kitchen/dining area combined, Utility room, Four bedrooms, En suite to master bedroom, Family bathroom.

The property has underfloor heating on the ground floor and conventional radiator heating on the first floor. Full double glazing. Security alarm.

Maintenance charge to be applied for use and repair of the common parts, maintenance and electricity provision for the sewage plant connected to the three properties. Figure yet to be assessed.

Ground Floor

A solid wooden door with glazed side panel opens into the entrance hall which has engineered wood flooring. The staircase rises to the first floor from this area. Door to: Cloakroom also with engineered wood flooring and has a WC and wash basin.

Additional door from the entrance hall opens to:

Open plan Living/Kitchen/Dining room with engineered wood flooring throughout.

A stunning room with an abundance of natural light from windows and glazed doors on three aspects.

The living area has glazed double doors to the side and three fixed glazed panels to the front. Wall light points are arranged around this area and a built in cupboard secretes the cabinets for the alarm and electrics.

The kitchen/dining area is to the rear of the property. The dining area has glazed doors with matching side panels opening to the patio and garden. The kitchen is superbly equipped with a double oven, microwave, fridge/freezer and dishwasher integrated to the cupboard units which are arranged to base and high levels. There is also an induction hob with an extractor hood over. Door to:

Utility room

Single bowl sink unit with cupboards under and plumbed for an automatic washing machine. A built in cupboard houses the heating controls. Flooring is in engineered wood and a part glazed door opens to the garden.





First Floor

There is a built in storage cupboard to the landing with doors off to all 4 bedrooms and the family bathroom.

The master bedroom is well proportioned and has double aspect windows and an en suite comprising of a large glazed shower cubicle with a tiled interior, wash basin, WC. and shaver socket. Flooring is in engineered wood. The three additional bedrooms can all house a double bed and have good natural light.

The family bathroom has a panelled bath with shower attachments, WC and wash basin in vanity surround with extensive tiling to all splash areas. Flooring is in engineered wood.

Outside

There is a fully fenced garden laid to lawn and extending to two sides of the property. Parking is available directly to the front of the property.

Agents notes

Heating is by air source heat pump

The ground floor has underfloor heating thermostatically controlled in each room

The first floor has conventional radiator heating also thermostatically controlled to each room.

Designated parking available for each unit

Double glazed throughout

Security alarm fitted

Private drainage to all 3 properties

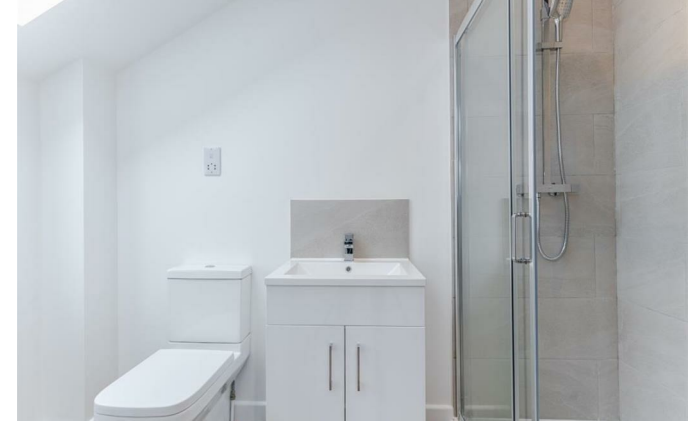
Management charge for maintenance of common parts, electricity and servicing of drainage unit (to be assessed)

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.

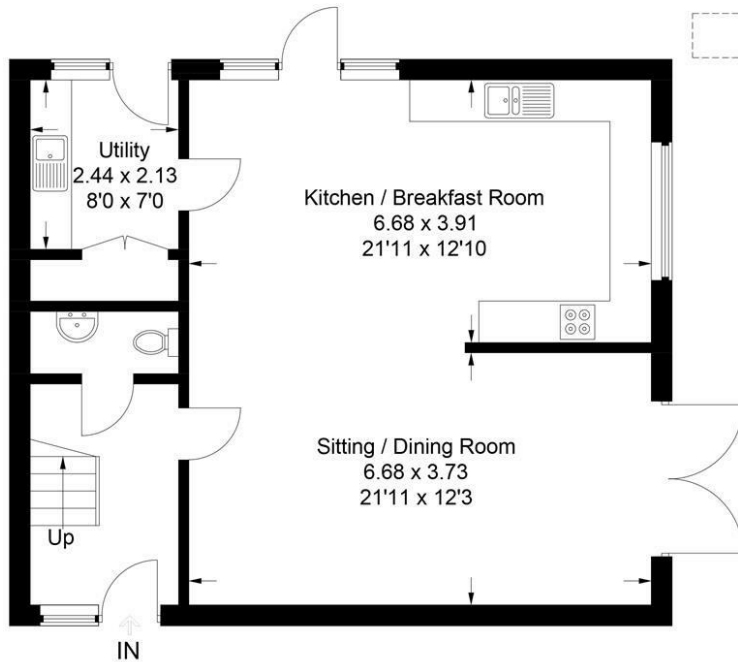




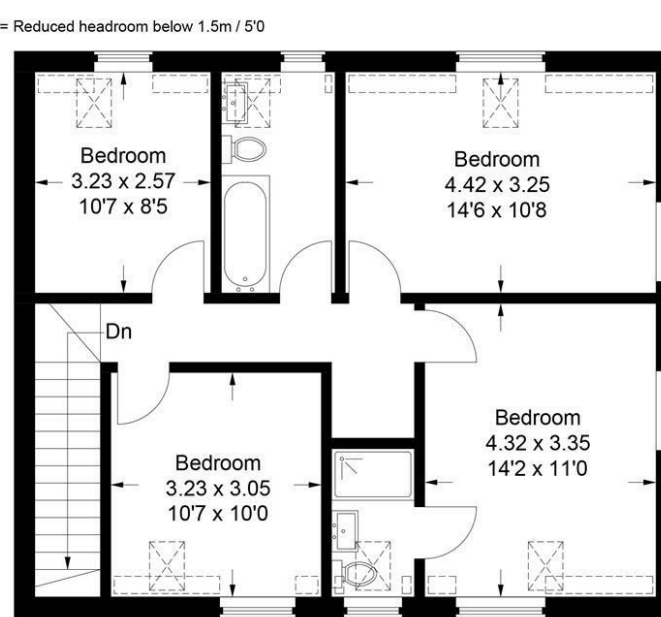




Approximate Gross Internal Area
 Ground Floor = 69.1 sq m / 744 sq ft
 First Floor = 68.4 sq m / 736 sq ft
 Total = 137.5 sq m / 1,480 sq ft



Ground Floor



First Floor

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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