



Dinglederry, Olney, MK46 5EU

97 Dingleberry
Olney
Buckinghamshire
MK46 5EU

Asking Price £475,000

A four bedroom detached property with a large garden, off road parking and single garage. More details to follow. Please call us on 01234 975999 to arrange a viewing as this house will sell before professional photography next week.

Entrance hall, w.c, lounge, study, kitchen and dining room on the ground floor, with four bedrooms and shower room on the first floor. Outside there is off road car parking, car port, garage and excellent sized gardens.





Ground floor

Ground floor

Entrance hall

UPVC entrance door with double glazed windows and side panel.

Cloakroom

Suite of low flush WC and wash basin with cupboards under. Tiled flooring and walls.

Extractor fan.

Lounge

Large sliding double glazed patio doors giving excellent views into the garden. Wooden fire surround and hearth with electric fire.

Recessed ceiling lighting. Radiator.

Kitchen/dining room

Stainless steel sink unit with cupboards under. Further extensive range of cupboard units to base and high levels. Extractor fan over cooker. Washing machine and dishwasher to remain. Tiled flooring. Good range of work surfaces. Coving to ceiling. Recessed ceiling lighting. Double glazed window to the front elevation and door to the side. The dining area has large double glazed doors opening into the garden, tiled flooring and recessed ceiling lighting.

Study

Coving to ceiling. Recessed ceiling lighting. Double glazed window to the rear elevation. Double doors to lounge. Radiator.

First floor

First floor

Staircase rises to the first floor landing where there is loft access and a large built in cupboard housing the hot water tank with several shelves. The loft is double insulated. Double glazed window to the front elevation.

Bedroom 1

Built in wardrobe and dresser unit. Coving to ceiling. Recessed ceiling lighting. Double glazed window to the rear elevation. Radiator.

Bedroom 2

Coving to ceiling. Recessed ceiling lighting. Double glazed window to the rear elevation.

Radiator.

Bedroom 3

Coving to ceiling. Recessed ceiling lighting. Double glazed window to the front elevation. Dimmer switch. Radiator.

Bedroom 4

Coving to ceiling. Recessed ceiling lighting. Double glazed window to the rear elevation. Radiator.

Shower room

Large fully tiled shower cubicle with glazed screen. Integrated WC and was basin with cupboards under. Recessed lighting to ceiling. Double glazed window to the front elevation. Tiled flooring. Ladder radiator.

Outside

Neatly lawned frontage with shrub borders and driveway leading to a carport and single garage with up and over door power and light. The rear garden is quite extensive, predominantly lawned with shrub borders also displaying many mature trees. There is a south facing paved patio area and within the lawn area there are steps up to a raised area where a paved base can accommodate a large flower pot to provide a pleasing focal point. There is a garden shed (14ft x 10ft)

Agents Notes

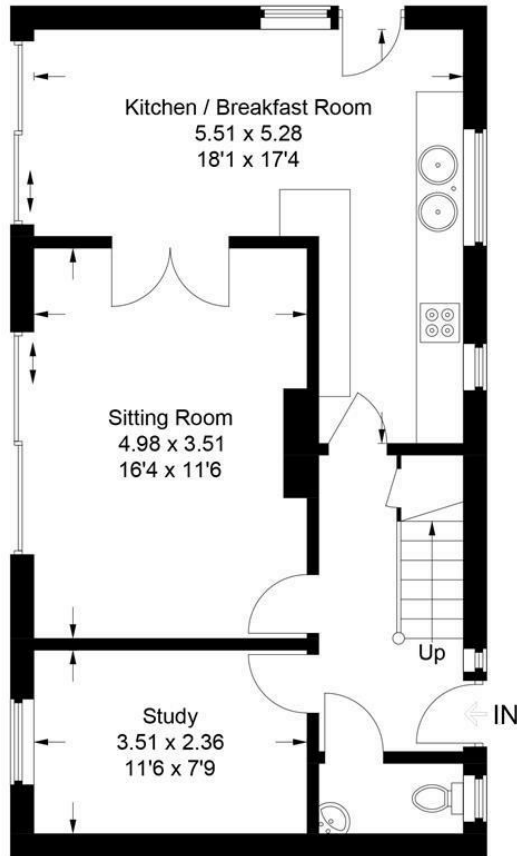
The current owners have been in residence since new in 1969 and have constantly updated the property over the years. The walls are cavity filled for greater insulation and the property is double glazed throughout. The garage roof was re-felted 5 weeks ago and the gas boiler was renewed in the last 12 months. Rainwater goods and guttering have also been replaced.



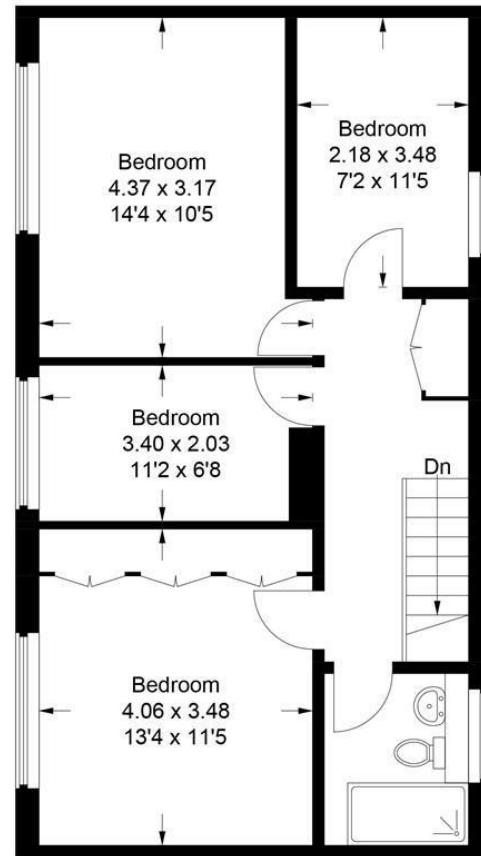




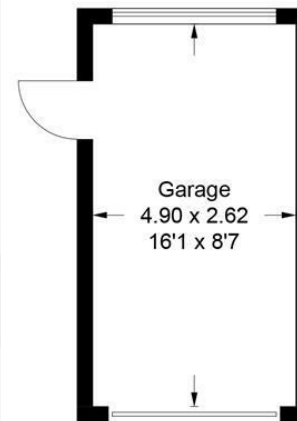
Approximate Gross Internal Area
 Ground Floor = 57.7 sq m / 621 sq ft
 First Floor = 58.3 sq m / 627 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 128.7 sq m / 1,385 sq ft



Ground Floor



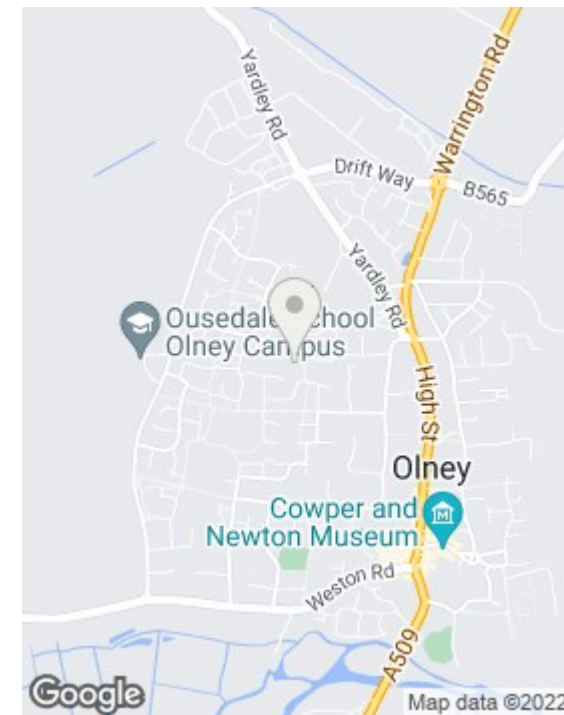
First Floor



(Not Shown In Actual
Location / Orientation)

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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Viewing Arrangements

By appointment only via Fine & Country.
 We are open 7 days a week for your convenience



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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		
England & Wales		EU Directive 2002/91/EC