



# CRANES

5 Malting Close, Stoke Goldington, MK16 8NX

Offers In Excess Of £450,000









# 5 Malting Close

Newport Pagnell, MK16 8NX

- FOUR BEDROOMS
- REFITTED KITCHEN/BREAKFAST ROOM
- SORT AFTER VILLAGE LOCATION
- REFITTED EN-SUITE TO MASTER
- GARAGE AND DRIVEWAY
- VIEWING RECOMMENDED

A well presented 4 bedroom detached property situated in the delightful village of Stoke Goldington. The village itself is a mixture of old and new and offers easy access to the major towns Milton Keynes and Northampton and is just a short drive from the old market town of Newport Pagnell.

The property itself is really well presented and benefits from a recently refitted kitchen as well as two refitted bathrooms. The accommodation comprises an entrance hall, a downstairs cloakroom, living room, dining room, kitchen/breakfast room on the ground floor. Upstairs, you'll find the master bedroom with ensuite, three further bedrooms, and a family bathroom. Outside there is a garage with parking for two cars as well and gardens to front and rear.



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## Entrance Hall

## Cloakroom

**Living Room** 17'4" x 16'8" (5.28m x 5.08m )

**Dining Room** 10'9" x 9'6" (3.28m x 2.90m)

**Kitchen / Breakfast Room**  
16'8" x 10'9" (5.08m x 3.28m )

## First Floor Landing

**Master Bedroom** 16'8" x 9'6" (5.08m x 2.90m )

**Bedroom Two** 13'1" x 9'6" (3.99m x 2.90m )

**Bedroom Three** 12'1" x 9'6" (3.68m x 2.90m)

**Bedroom Four** 10'9" x 6'10" (3.28m x 2.08m)

## Bathroom













**Viewing**

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
England & Wales		
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		
52		
78		

**Energy Performance Graph**

