



**Linford Avenue  
Newport Pagnell, MK16 8BY  
Offers in excess of £325,000**

Nestled on the charming Linford Avenue in Newport Pagnell, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

As you enter, you are welcomed into an entrance hall which serves a comfortable living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow ensures that every inch of space is utilised effectively, creating a homely feel throughout. A well appointed shower room, is designed for both functionality and comfort. The kitchen, while not specified, is typically a central hub in bungalows, offering ample space for culinary pursuits.

One of the main features of the bungalow is a beautiful, well tended rear garden being of a generous size, laid mainly to lawn with well stocked flower and shrub borders.

There is a single, detached garage and a driveway providing parking for additional cars.

Situated in a quiet and friendly neighbourhood, this bungalow benefits from easy access to local amenities, including shops, parks, and schools, making it an excellent choice for those who appreciate community living. Newport Pagnell itself is known for its rich history and picturesque surroundings, providing a lovely backdrop for your new home.

**Entrance**

**Entrance Hall**

**Lounge**

10'1" x 14'1" (3.08m x 4.31m)



**Bedroom Two**

7'10" x 12'2" (2.39m x 3.73m)



**Shower Room**



**Kitchen**

11'8" x 13'1" (3.58m x 3.99m)



**Conservatory**

10'4" x 10'7" (3.15m x 3.24m)



**Main Bedroom**

9'3" x 13'5" (2.83m x 4.11m)



**Rear Garden**



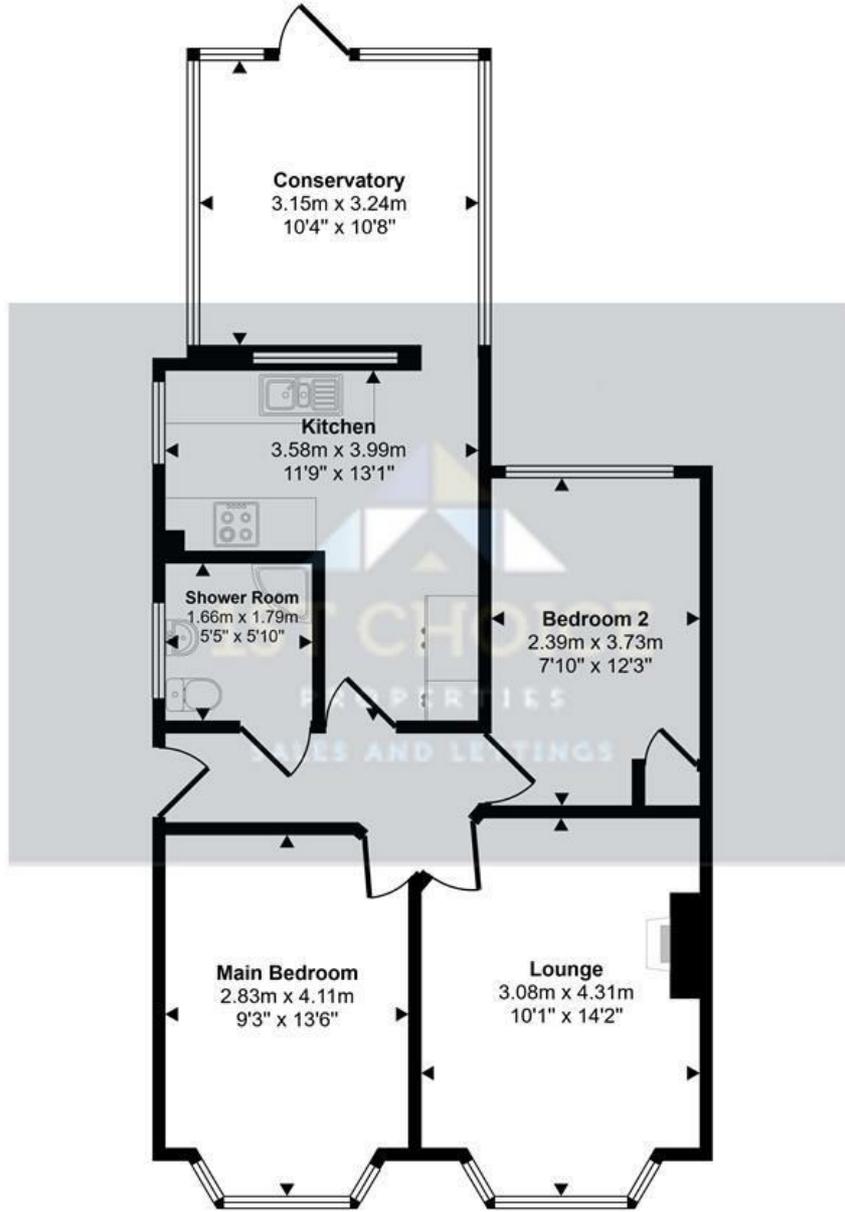
## Garage



## Front Garden



Approx Gross Internal Area  
64 sq m / 688 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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