



Linceslade Grove, MK5 8DJ



27 Linceslade Grove
Loughton
Buckinghamshire
MK5 8DJ

£310,000

Carters Estate Agents are delighted to offer for sale this three bedroom semi detached house which is situated in the highly sought after area of Loughton which is renowned for both its village atmosphere and excellent school catchment yet within walking distance of the main railway station.

The property is available for sale with NO ONWARD CHAIN and the accommodation comprises, entrance hall, cloakroom, lounge, dining room and a fitted kitchen. The first floor offers three bedrooms with an en suite to the master and a family bathroom. To the exterior there is a garage with parking on the driveway and a fully enclosed rear garden.

- THREE BEDROOM SEMI DEATCHED
- LOUNGE
- DINING ROOM
- NEW KITCHEN
- EN-SUITE TO MASTER BEDROOM
- NEW BATHROOM
- NO ONWARD CHAIN
- SINGLE GARAGE
- REAR GARDEN
- GOOD SCHOOL CATCHMENT





Ground Floor

The property is entered via an obscure part glazed door into the entrance hall. Stairs rise to the first floor landing. Doors lead to the lounge, kitchen and cloakroom.

The cloakroom has a suite comprising low level w.c. and wash hand basin. Obscure double glazed window to front aspect. Radiator.

The lounge has a windows to the front and side aspects. Access is given to the dining room.

The dining room has glazed French doors to the rear garden and a radiator.

The kitchen has been re-fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in electric oven with four ring gas hob and extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Understairs storage cupboard. Concealed wall mounted gas central heating boiler. Tiled flooring. UPVC obscure double glazed door to rear garden. Window to rear aspect.



First Floor

Access to loft. Cupboard housing hot water tank.

Bedroom one is located to the front of the property with bulkhead storage cupboard. Window to front aspect. Box bay window to side aspect. Radiator. Door to en-suite comprising wash hand basin and shower cubicle with an obscure double glazed window to front aspect.

Bedroom two is located to the rear with a UPVC double glazed window to the rear aspect. Radiator.

Bedroom three has a UPVC double glazed window to the side aspect.

The family bathroom has a re-fitted suite comprising low level w.c., wash hand basin and panel bath. Tiled to floor and walls. Obscure UPVC double glazed window to rear aspect.



Exterior

A small gravel area to the front has gated side access leading to a gravel area with the timber shed to remain. A path leads to the fully enclosed rear garden with a paved patio area and timber deck area.

Garage

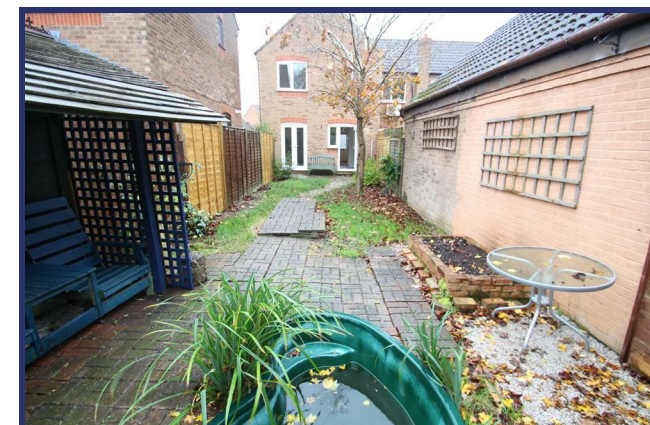
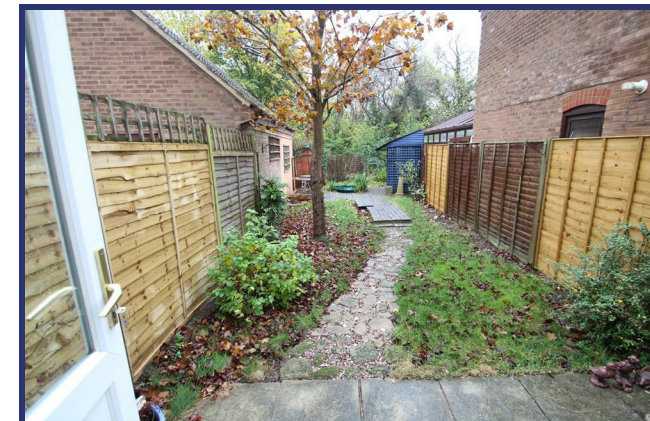
Single garage with up and over door. Driveway in front with off-road parking for one vehicle.

Location - Loughton

Loughton is arguably one of the most sought after developments in Milton Keynes. It comprises mainly residential dwellings some dating back hundreds of years, and amongst them some of the highest in value in Milton Keynes. It encompasses the historic village of Loughton along with some stunning parkland and the popular Loughton Equestrian Centre offering riding lessons and livery - just a few minutes walk from the property. It has a local junior school and a popular restaurant. Loughton is particularly popular with commuters being close to CMK railway station with trains to London Euston and the North. The fastest trains to Euston take just 30 minutes. The property is just a few minutes walk from the station through attractive parkland, which will save the stress and considerable cost of parking for commuters. CMK shopping centre is a reasonable walk or short bus/car journey away. There are plenty of lake and riverside walks close by. With a short visit to Loughton it is easy to see why it is one of Milton Keynes premier locations.

Disclaimer

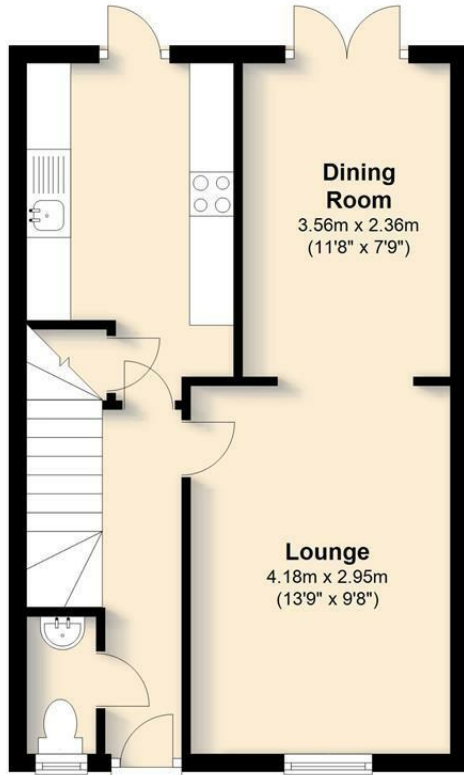
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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.





Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

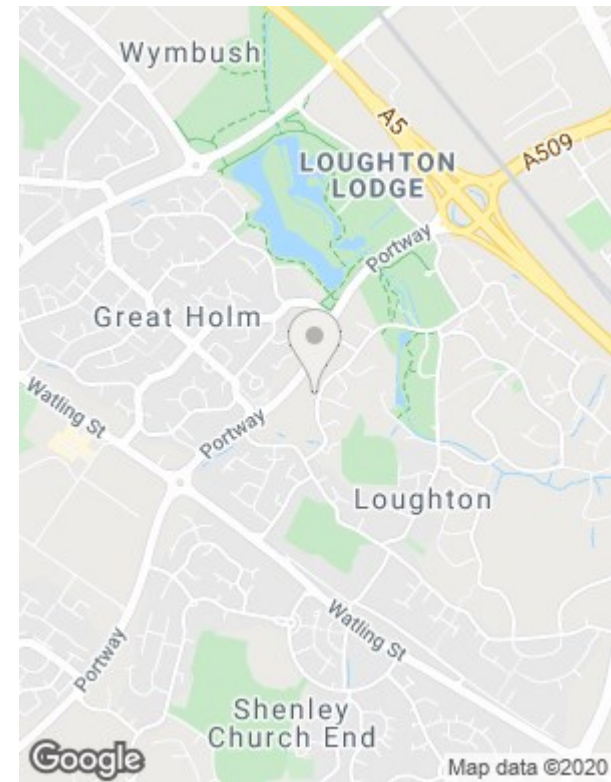
Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 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 usually includes all areas shown on the plan including garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(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	

