Cauldwell
PROPERTY SERVICES








# £425,000

43 Glebe Road, Deanshanger, Milton Keynes, MK19 6LS

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Cauldwell are delighted to offer for sale this extended four-bedroom semi-detached family home, situated in the popular village of Deanshanger. Extensively improved by the current owners, the property benefits from a single-storey rear extension and an extension above the garage, providing a generous bedroom with an en-suite. Further benefits include versatile living accommodation, a single garage, a substantial driveway and open countryside views to the rear.

The ground floor accommodation comprises an entrance hall, a generous sitting room opening into a dining area and a spacious kitchen/breakfast/family room with access to the rear garden. A separate utility room and downstairs cloakroom complete the ground floor.

On the first floor, there are four well-proportioned bedrooms, one with an en-suite, together with a family bathroom.

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### ENTRANCE HALL
Front entrance door. Radiator. Frosted double glazed window to front. Stairs to first floor. Double door storage cupboard. Door to living room.

### LIVING ROOM
14'2" x 10'11" (4.34m x 3.35m)
Double glazed window to front. Radiator. Skimmed ceiling. Opening to dining area.

### DINING AREA
10'7" x 9'3" (3.25m x 2.84m)
Skimmed ceiling. Radiator. Double doors to kitchen/family/breakfast room.

### KITCHEN/FAMILY/BREAKFAST ROOM
16'11" x 8'11" (5.16m x 2.74m)
Fitted with a range of soft close wall and base units with worksurfaces incorporating a Butler style sink drainer, Space for Range cooker and extractor hood. Built in fridge freezer, dishwasher and washer dryer. Double glazed French doors and windows to rear. Skimmed ceiling with inset lighting. Door to utility area.

### UTILITY AREA
Skimmed ceiling. Radiator. Double glazed window to rear. Door to cloakroom

### CLOAKROOM
Two piece suite comprising low level wc and wash hand basin with mixer tap. Frosted double glazed window to side.

### FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft. Skimmed ceiling.

### BEDROOM ONE
11'3" x 10'2" (3.45m x 3.10m)
Double glazed window to front. Radiator. Coving to skimmed ceiling.

### BEDROOM TWO
11'3" x 10'2" (3.45m x 3.10m)
Double glazed window to front. Double panelled radiator. Access to loft. Skimmed ceiling. Door to ensuite.

### ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail.

### BEDROOM THREE
10'2" x 8'9" (3.10m x 2.69m)
Double glazed window to rear. Radiator. Skimmed ceiling.

### BEDROOM FOUR
8'0" x 6'11" (2.46m x 2.13m)
Double glazed window to front. Radiator.

### BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled flooring and walls. Frosted double glazed window to rear.

### REAR GARDEN
An enclosed and secluded rear garden laid mainly to lawn with substantial patio area. Wooden fence and hedgerow surround. Backing onto open countryside.

### FRONT GARDEN
Gravel driveway with parking for several vehicles.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

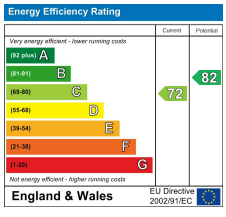
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.




## Directions

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