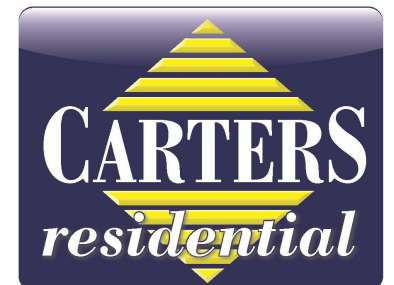




Latimer, Stony Stratford, MK11 1HP



23 Latimer
Stony Stratford
Buckinghamshire
MK11 1HP

£515,000

A beautifully presented 4 bedroom detached house with garage and fabulous good size gardens to the front, side & rear, on a sought after development.

The property has accommodation set on two floors comprising; an entrance porch, hall, cloakroom, separate lounge and dining rooms, a refitted kitchen and conservatory. On the first floor there are 4 bedrooms, the master bedroom with a refitted en-suite shower room and a family bathroom.

The property has good size, private, and beautifully landscaped gardens to the front, side and rear with scope to extend (subject to any necessary consent) and it backs on to attractive parkland and a play area. Stony Stratford High Street is within a comfortable walking distance.

- Detached House
- 4 Bedrooms
- 2 Reception Rooms + Conservatory
- 2 Bath/ Shower Rooms
- Fabulous Fitted Kitchen
- Lovely Private Gardens
- Scope to Extend
- Garage & Driveway





Ground Floor

The front door opens to an entrance hall with stairs to the first floor, window to the side and doors to the cloakroom and the living room.

A cloakroom has a modern white suite comprising WC and wash basin set in a vanity unit, window to the front and fully tiled floor and walls.

The large L' shape living room is a dual aspect room with French doors opening to the front garden and a glazed door with glazed side panels opening to the conservatory. Feature fireplace with a contemporary style gas fire and marble surround.

An inner hall has an under-stairs cupboard and doors to the dining room and kitchen.

The dining room is located to the front.

The superb refitted kitchen has an extensive range of units to floor and wall levels along with a larder cupboard, worktops, and a 1 1/2 bowl sink unit. Integrated appliances include an induction hob, double oven, dishwasher, fridge/ freezer and washing machine.

The conservatory has single glazed panels, doors opening to the garden, a polycarbonate roof and a ceramic tiled floor.

First Floor

The landing has access to the loft is part boarded and the hatch includes a drop-down concertina ladder. Doors to all rooms.

Bedroom 1 is a double bedroom located to the front with built-in wardrobes and an en-suite shower room with a suite comprising WC, wash basin set in vanity unit and a shower cubicle/steam unit. Window to the rear.

Bedroom 2 is a double bedroom located to the rear with a lovely view over the garden and with a backdrop of trees to the rear. Built-in double wardrobe.

Bedroom 3 is a single bedroom located to the front with a built-in double wardrobe.

Bedroom 4 is located the front and has a built-in cupboard.

The family bathroom has a white suite comprising WC and wash basin setting a vanity unit, bath with shower over and a window to the rear.

Outside

The property has beautifully presented landscaped gardens to both front and rear. In keeping with the

architectural design of Latimer, the front garden is private. It is beautifully landscaped with block paved seating areas and pathways and heavily stocked flower and shrub beds. The garden is enclosed by brick wall and fencing with gated access from the driveway. The driveway provides off-road parking for one car leading to the garage.

The garden extends to the side and leads to a fabulous landscaped rear garden offering a good degree of privacy, being surrounded by mature hedges and shrubbery. There is a block paved patio and the remainder of the garden is laid to lawn with heavily stocked beds and borders. Two garden sheds. The property backs onto some parkland with a backdrop of mature trees.

Garage

Single brick built garage with a recently installed electrically operated roller door to the front and rear pedestrian access door.

Heating

The property has gas to radiator central heating. The combination boiler and radiators were all installed around 5 years ago. In addition, a gas fire to the living room.

Note

A burglar alarm is installed, fully functioning and serviced annually.

Cost/ Charges/ Material Information

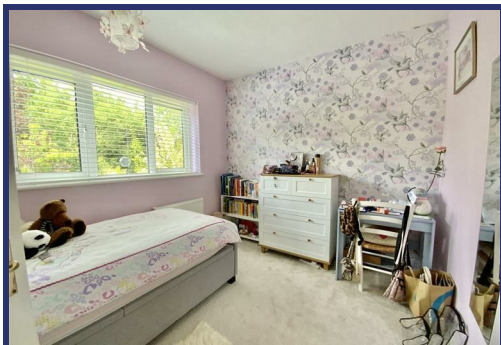
Tenure: Freehold

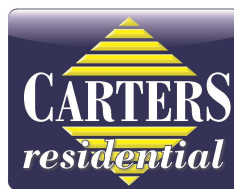
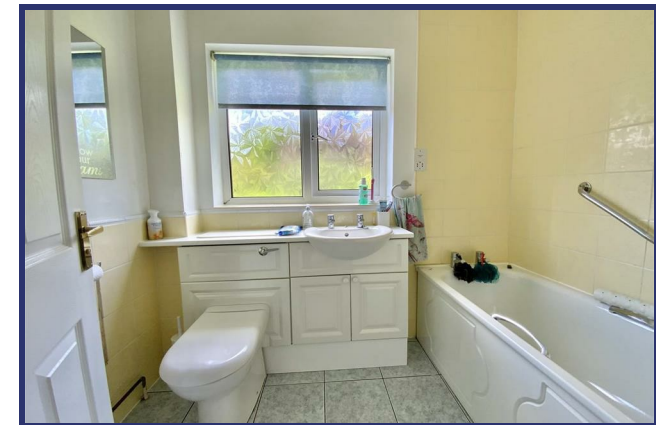
Local Authority: Milton Keynes Council

Council Tax Band: E £2352.64 payable for the year 2022/23

Disclaimer

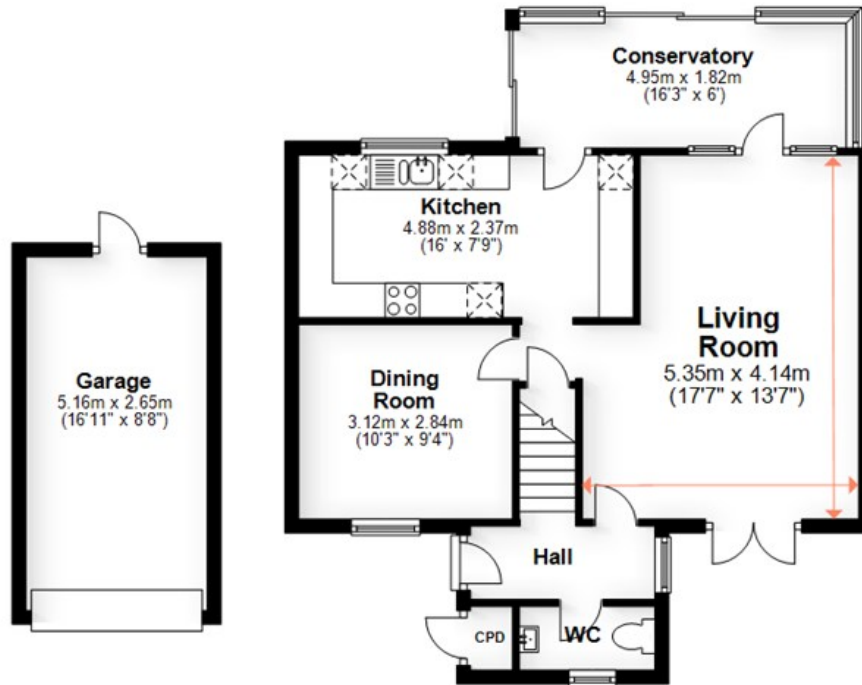
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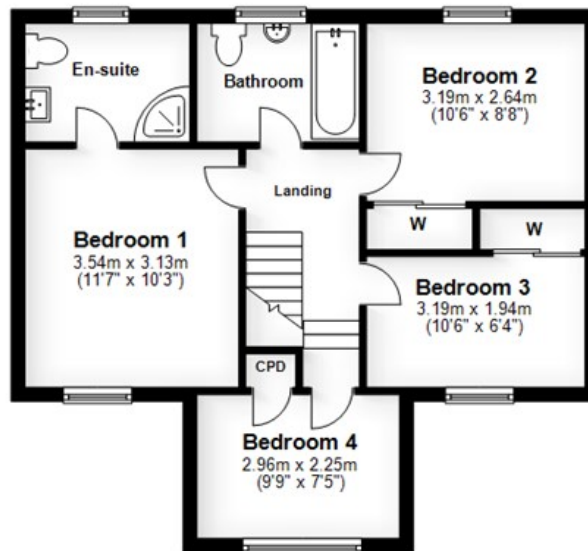




Ground Floor

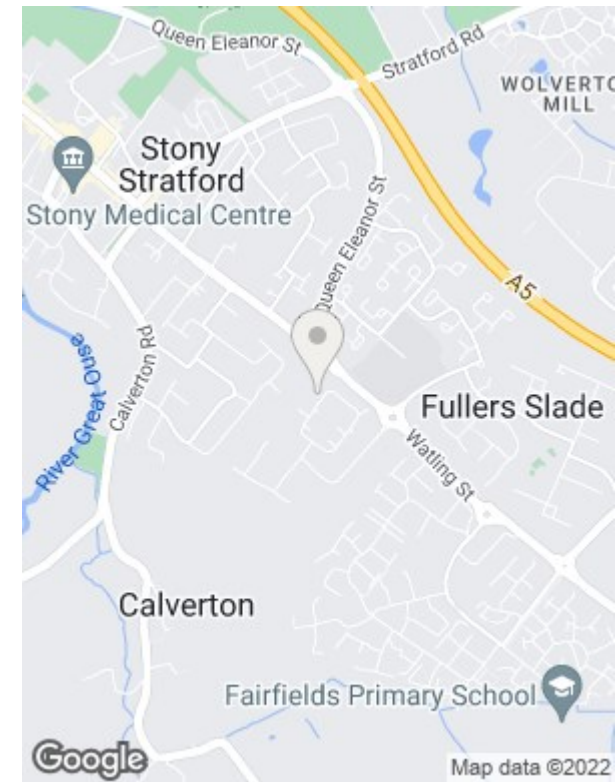


First Floor



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 of accommodation shown on the plan excluding garages. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(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

