



Lissel Road, Simpson, MK6 3AX

Price £725,000 Freehold



Set along a cul-de-sac in the desirable village of Simpson, this unique and substantial three bedroom detached home with garage offers generous and versatile accommodation throughout. With three reception rooms, a primary bedroom complete with en-suite and dressing room, and a rear garden featuring tiered levels and low maintenance artificial lawn and a pond. The property also benefits from solar panels which are on a transferable tariff and the air source heat pump provides heating and cool air from units in the kitchen, office/snug and landing.



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This is really the best of both worlds...village living within city life, Simpson is a village within the City of Milton Keynes, with a church, pub/restaurant backing onto the Grand Union Canal which runs to the outskirts. Also nearby is the picturesque Caldecotte Lake, yet conveniently located just a short drive to Central Milton Keynes with its large shopping centre and wide range of leisure facilities.



The entrance hall provides a welcoming first impression with stairs rising to the first floor and doors leading to the kitchen, dining room and cloakroom. The kitchen is well appointed with a generous range of units and work surfaces, incorporating an inset sink unit and a hob with a chimney-style extractor over. Additional features include a built-in double oven and an integrated dishwasher. A useful under stairs storage cupboard is accessed from the kitchen, along with a door leading to the utility room, which offers further units, a sink, space for a washing machine, and access to the side of the property.

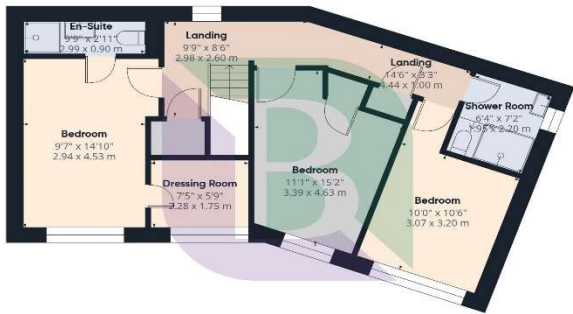
From the opposite side of the hallway, a door leads into the spacious dining room, a fantastic space for entertaining, featuring bi-fold doors that open out to the garden and double doors that connect seamlessly to the living room. The living room enjoys plenty of natural light from its dual-aspect windows and is centred around a charming brick fireplace with an inset wood burner. A further door leads into a versatile office or snug area, which benefits from patio doors opening into the conservatory, providing a lovely additional living space with views over the garden.

The first-floor landing gives access to a useful storage cupboard, a family shower room, and three well-proportioned double bedrooms. The primary bedroom benefits from its own en-suite and a separate dressing room. Notably, the dressing room and storage cupboard were originally designed as the fourth bedroom and could easily be converted back if desired.

Externally, the front of the property features access to an integral garage, a driveway providing parking for several vehicles, and attractively planted raised beds. To the rear, the garden is designed for both relaxation and entertaining, with tiered levels creating distinct zones. It includes raised beds, a tranquil pond, patio and decked areas, and low maintenance artificial lawn.



Ground Floor



Floor 1



Approximate total area^m
1790 ft²
166.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Waiting on EPC

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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