



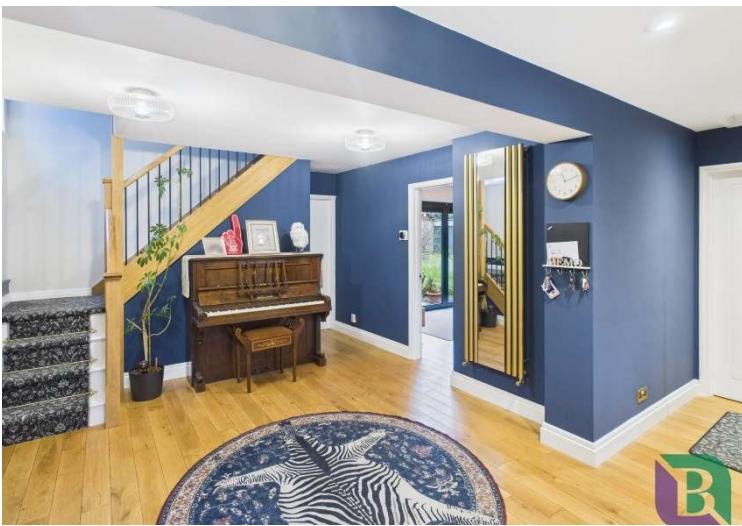
BEASLEY
& PARTNERS

Woad Lane, Great Linford, MK14 5HE

Price £675,000 Freehold



This impressive family residence is set within the village of Great Linford. Upon entering, the property immediately offers a wonderful sense of space, featuring a generous reception hall, two reception rooms, a large kitchen and dining area, five bedrooms, and three bathrooms. The home is well presented throughout, and viewing is highly recommended to fully appreciate the accommodation on offer.



Woad Lane

Great Linford, MK14 5HE



Great Linford is a village to the northerly side of Milton Keynes, with a beautiful Manor Park with its 17th century manor house, landscaped gardens, ponds and the Grand Union Canal running to the outskirts, providing a modern residential area with old world charm. The village itself also boasts two delightful local pub/eateries, community centre, cricket pavilion and pitch, tennis club, playing fields and play areas. There are convenient road links to the M1 and A5, while the old towns of Newport Pagnell and Wolverton are just a short drive or Central Milton Keynes with its large shopping centre, main line train station and a wide range of leisure facilities.



The ground floor is predominantly laid with hardwood flooring, while the bathrooms and cloakroom have been refitted. The central heating system has also been updated, and the principal bedroom benefits from an air conditioning unit.

You are welcomed into a spacious reception hall with stairs rising to the first floor. A small inner hallway, featuring a mirrored storage cupboard, provides access to the downstairs cloakroom, while two further doors lead to the family room and living room.

The family room is a versatile space, benefiting from dual-aspect windows and featuring a fireplace with a coal-effect gas fire as an attractive focal point. The living room is a bright and inviting area, enhanced by bi-fold doors opening onto the rear garden and contemporary vertical radiators.

From the living room a door leads through to the heart of the home a large kitchen and dining room. A window overlooks the front aspect and sliding doors open up to the garden. The kitchen is fitted with a range of units and drawers with complimentary hardwood work surfaces which incorporate a sink drainer unit and gas hob. Built in appliances include a microwave and double oven additional space provides room for a dishwasher and fridge freezer. A central island provides further storage, work surface and a breakfast bar. The utility room is access from the kitchen with a window overlooking the front aspect and fitted with units and work surface incorporating a one and a half sink drainer unit and space is provided for a washing machine and tumble dryer.

The first floor offers an 'L'-shaped landing with windows overlooking the rear garden. From here, doors lead to the family bathroom and five generously sized bedrooms, including the second bedroom which benefits from an en-suite.

The principal bedroom is well appointed with an air conditioning unit and double doors opening onto a private balcony overlooking the rear garden, an ideal spot for a morning coffee. This bedroom also features a dressing area with fitted wardrobes, additional storage, and a velux-style window, along with a door leading to a private en-suite bathroom.

Externally, the property occupies a corner position with grounds that wrap around the residence. To the front, a driveway and gravelled area provide off-road parking for approximately five vehicles. A detached double garage is fitted with twin electric doors, power and lighting, and includes a personal door and side window. Gated side access leads to the private, enclosed rear garden, which features a patio area and is predominantly laid to lawn, complemented by a variety of planted borders and shrub beds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-54)	D		
(51-38)	E	55	
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	
EU Directive 2002/91/EC			

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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