



Swallowfield, Wyboston, MK44 3AE

Offers over £230,000



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Entrance Via

Double glazed door to entrance lobby.

Entrance Lobby

2'11 x 2'10 (0.89m x 0.86m)

White panel doors to lounge and boiler cupboard (housing a recently installed oil fired combination boiler), wood finish flooring (extending through to the rest of the ground floor accommodation).

Lounge

13'8 x 11'9 max (4.17m x 3.58m max)

Double glazed window to front, radiator, stairs rising to first floor landing with spindled balustrade and large recess under, wood finish flooring, coving to ceiling and doorway to kitchen.

Kitchen

11'8 max x 9'5 (3.56m max x 2.87m)

Fitted with a range of high and base level units with roll edged work surfaces and tiled splash backs over, sink and drainer unit with mixer tap over, spaces for freestanding electric oven (with integrated extractor over), washing machine, slimline dishwasher and tall fridge/ freezer, wood finish flooring, window and part glazed door to conservatory and white panel door to cloakroom.

Cloakroom

3'6 x 3'0 (1.07m x 0.91m)

White suite comprising of a close coupled WC and wall mounted wash hand basin, radiator, wood finish flooring and coving to ceiling.

Conservatory

10'7 x 10'4 (3.23m x 3.15m)

Of brick construction with double glazed windows to three aspects and double glazed French doors opening out to the rear garden, two radiators, wood finish flooring, wall light point and polycarbonate roof.

First Floor Landing

White Panel doors to two bedrooms and bathroom, radiator and hatch to loft space.

Bedroom One

11'9 x 8'11 (3.58m x 2.72m)

Double glazed window to front, radiator, white panel door to built in overstairs storage cupboard and coving to ceiling.

Bedroom Two

11'8 (into wardrobe) x 7'10 (3.56m (into wardrobe) x 2.39m)

Double glazed window to rear, radiator, doors to built wardrobes and coving to ceiling.

Bathroom

6'10 x 5'5 (2.08m x 1.65m)

White suite comprising of a close coupled WC, pedestal mounted wash hand basin and panel bath with separate shower and glass shower screen over, tiling to all splash back areas, radiator, inset spotlights to ceiling and extractor fan.

Rear Garden

Enclosed by timber panel fencing and laid to lawn with an extensive paved patio area and substantial timber garden shed, gated pathway extending to the side of the property and leading to the driveway.

Outside Front

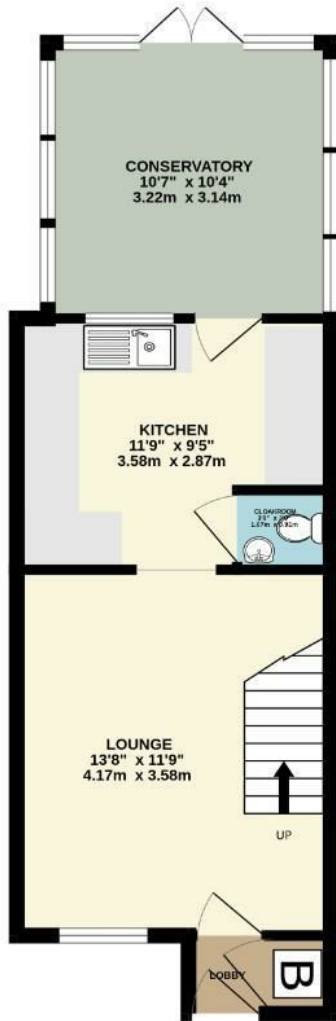
Block paved driveway providing off road parking for two - three cars, open plan shingled garden with mature shrubs and access to a further allocated parking space.



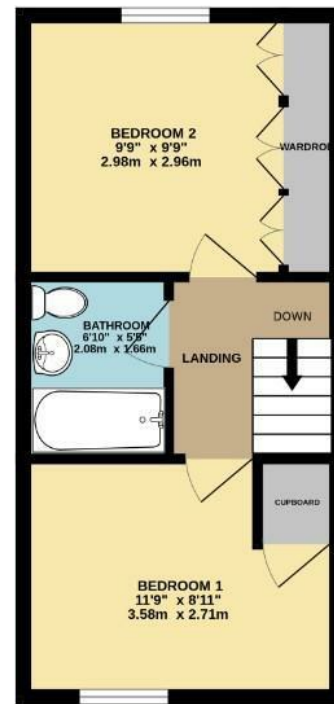


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.
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