



Victor Close, Shortstown, MK42 0FR

Offers over £250,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****STRIKING TWO BEDROOM
DETACHED COACH HOUSE WITH EN
SUITE , PRIVATE AND SECLUDED
GARDEN, GARAGE AND PARKING FOR
TWO CARS*****

Tucked away in a quiet no through road and within the ever popular 'Sefton Fields' development, this stylish and well presented two bedroom detached coach house offers a tremendous blend of well proportioned accommodation and practicality, all within a peaceful village location. Offering a gorgeous open plan living room and kitchen with French doors and a Juliet style balcony, an en suite shower room to the main bedroom as well as a separate family bathroom, a private, beautifully landscaped and low maintenance garden, a large garage and off road parking for two cars, this really is an absolute 'Gem' of a coach House.

Entrance Via

Entrance Hall
8'2 x 3'4 (2.49m x 1.02m)

Living Room
17'7 x 10'7 (5.36m x 3.23m)

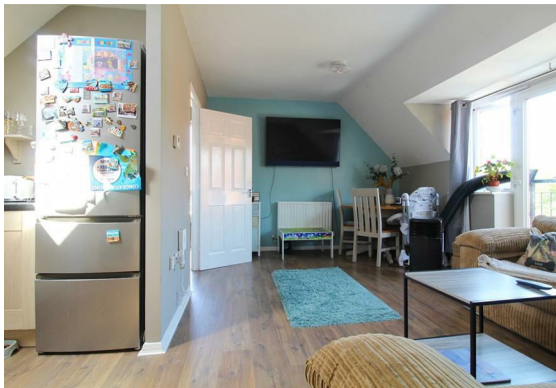
Kitchen Area
9'9 x 6'2 (2.97m x 1.88m)

Inner Hallway
6'9 x 2'11 (2.06m x 0.89m)

Bedroom One
10'8 x 9'1 (3.25m x 2.77m)

En Suite Shower Room
10'3 x 3'4 (excluding door recess) (3.12m x 1.02m (excluding door recess))

Bedroom Two
7'6 x 7'5 (2.29m x 2.26m)



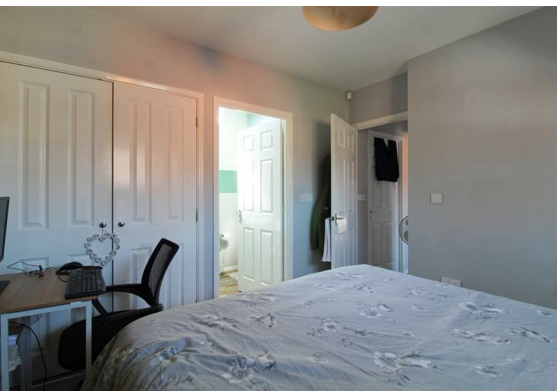
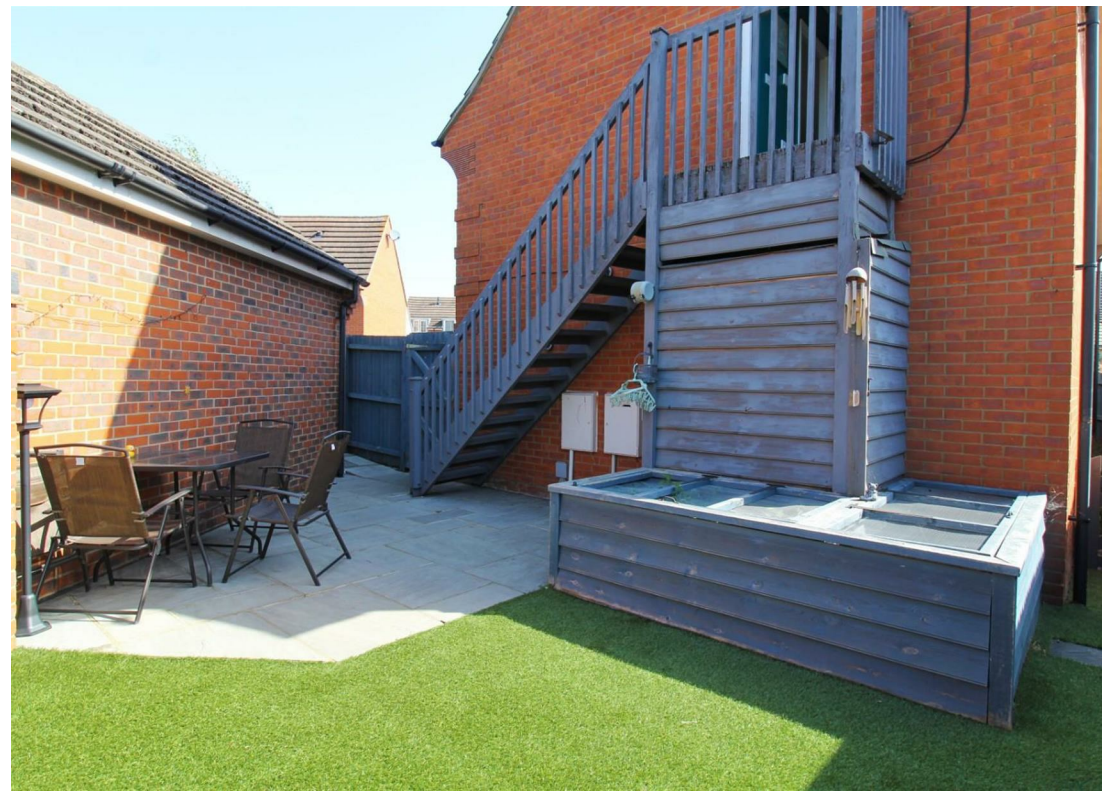


Bathroom
6'8 x 5'6 (2.03m x 1.68m)

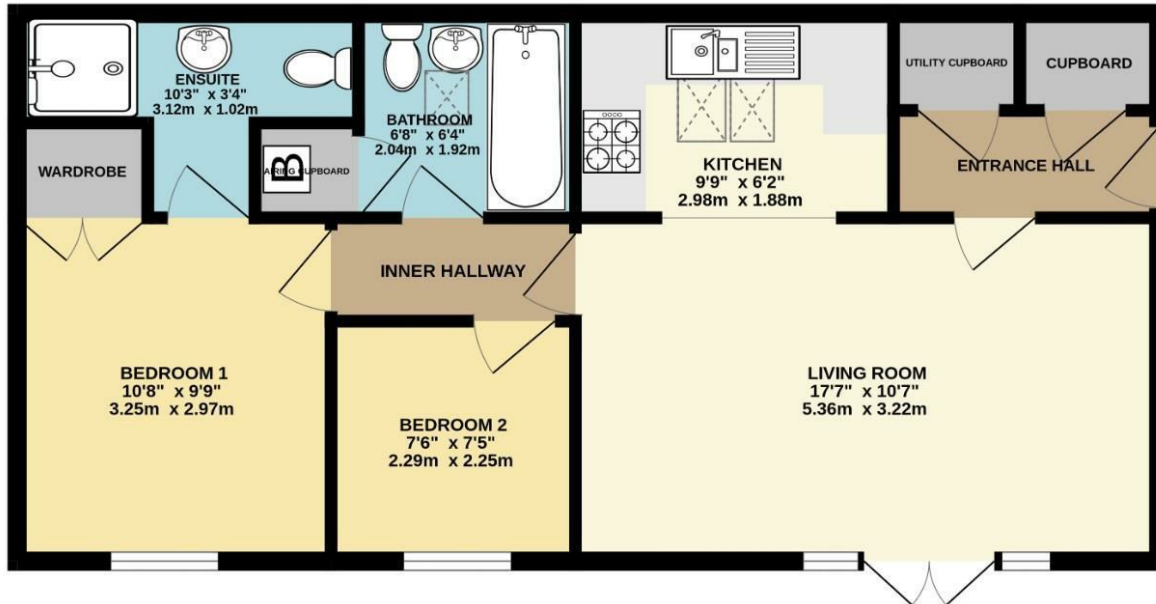
Enclosed Garden

Garage
17'5 x 8'10 (5.31m x 2.69m)

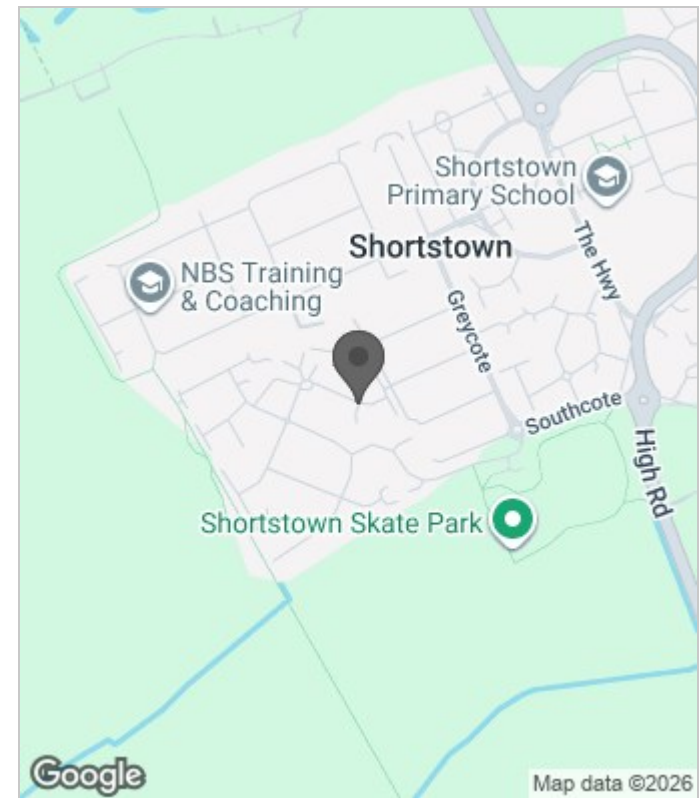
Parking



FIRST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

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