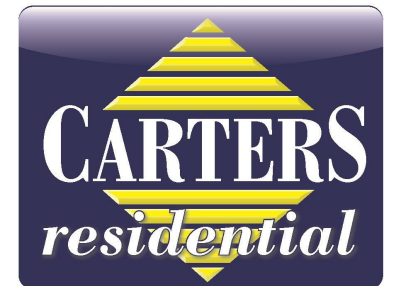




Lamva Court, Milton Keynes, MK11 1PD



20 Lamva Court  
Stony Stratford  
Milton Keynes  
Buckinghamshire  
MK11 1PD

£320,000

**This well-presented and recently refurbished three-bedroom home offers spacious and versatile accommodation, making it ideal for modern family living.**

The ground floor comprises a welcoming entrance hall with a cloakroom/WC and useful storage, leading through to a bright and generously sized living room that opens into the dining area, with patio doors providing direct access to the landscaped south-west facing rear garden. The adjoining kitchen is well-appointed with a range of fitted units, integrated appliances, and space for additional white goods. Upstairs, the property features three well-proportioned bedrooms, including two spacious doubles with built-in storage, a modern family bathroom complete with both a bath and separate shower. Outside, the rear garden has been thoughtfully landscaped to provide an excellent space for relaxing and entertaining, while the driveway offers off-road parking for vehicles and leads to a detached garage with power and lighting, ideal for storage or use as a workshop.

- 3 Bedrooms
- Semi Detached
- Recently Refurbished
- Downstairs Cloakroom
- Front & Rear Gardens
- Driveway & Garage
- Open Plan Living
- South West Facing Rear Garden
- New Boiler installed in 2026
- No Onwards Chain





## Accommodation

### Ground Floor

The front door opens into a welcoming entrance hall, providing access to the downstairs cloakroom/WC, a useful understairs storage cupboard, and the staircase rising to the first floor. A further door leads through to the main living accommodation.

The spacious living room offers excellent versatility, with ample room for a range of sofas and freestanding furniture, making it an ideal space for both relaxing and entertaining. A large front-aspect window allows an abundance of natural light to flood the room, complemented by a radiator positioned beneath. An open-plan layout leads into the dining area, creating a bright and sociable living space. Sliding patio doors open directly onto the landscaped rear garden, providing an attractive indoor-outdoor flow.

The adjoining kitchen is fitted with a range of matching wall and base units, offering storage and worktop space. Integrated appliances include a gas hob with extractor hood above, an electric oven and grill, a slimline dishwasher, and a stainless-steel sink unit. There is also space and plumbing for a washing machine, together with space for a freestanding fridge freezer, making the kitchen both practical and functional for everyday family living.

### First Floor

The staircase rises to the first-floor landing, which provides access to all three bedrooms, the family bathroom, and the loft space, which is partially boarded for additional storage.

The family bathroom is fitted with a white suite comprising a low-level WC, wash hand basin, panelled bath, and a separate double shower cubicle, creating a practical and well-appointed family bathroom.

Bedroom One is a generous double bedroom situated at the front of the property. It benefits from a built-in wardrobe with sliding doors, which will remain, together with a large front-facing window allowing plenty of natural light and a radiator positioned beneath.

Bedroom Two is another spacious double bedroom, overlooking the rear garden. This room benefits from two useful storage cupboards, one housing the recently installed boiler and the other containing the hot water cylinder. A rear-aspect window enjoys pleasant views across the landscaped garden, with a radiator positioned below.

Bedroom Three is also a well-proportioned room overlooking the rear of the property. Ideal as a child's bedroom, guest room, or home office, it enjoys views over the garden and is fitted with a radiator beneath the rear-facing window.

### Outside

The property enjoys a maintained south-west facing rear garden, perfectly positioned to capture sunshine throughout the day and into the evening. The garden has been landscaped to provide an attractive outdoor space, featuring a generous patio seating area, a well-kept lawn, and established borders surrounding the perimeter.

A gated side access leads directly to the driveway, providing access between the front and rear of the property.

To the front/side of the property is a driveway offering off-road parking. The detached garage benefits from an up-and-over door together with power and lighting, making it ideal for storage or use as a workshop.

## Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: Milton Keynes Council

Council Tax Band: C

## Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non-refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

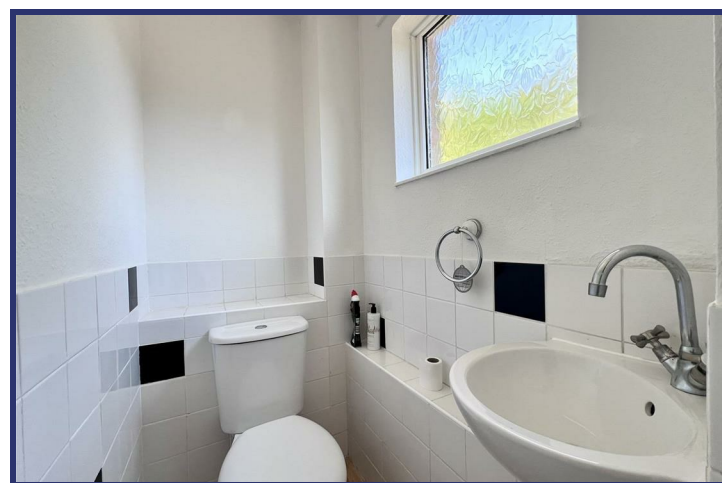
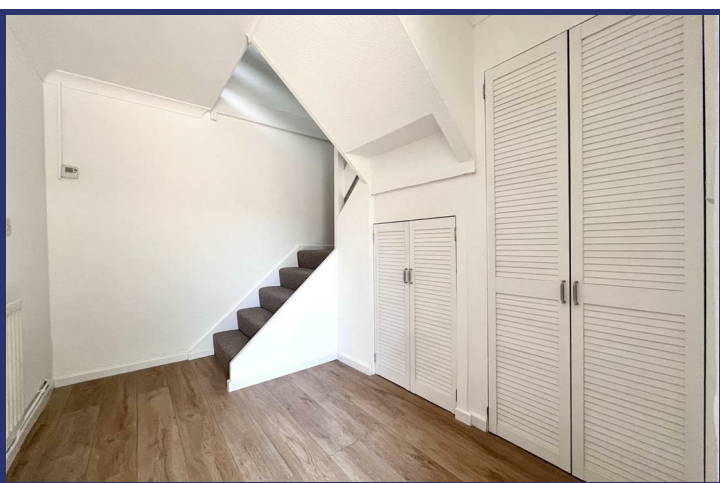
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

## Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







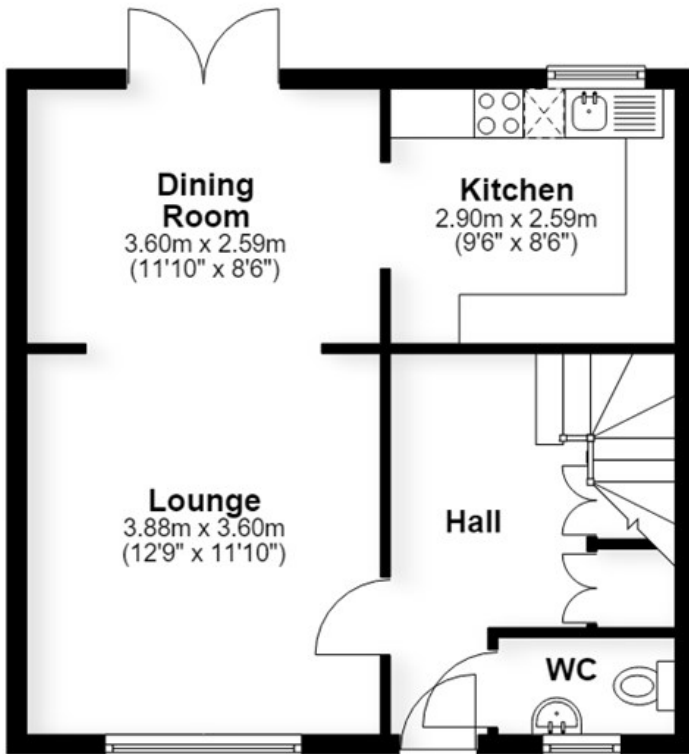
## Garage

Approx. 0.0 sq. metres (0.0 sq. feet)  
(excluding Garage)



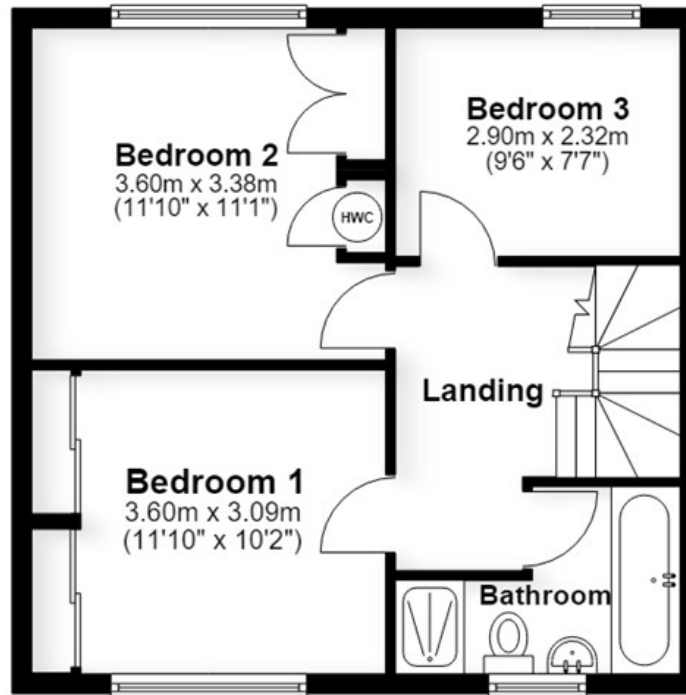
## Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)

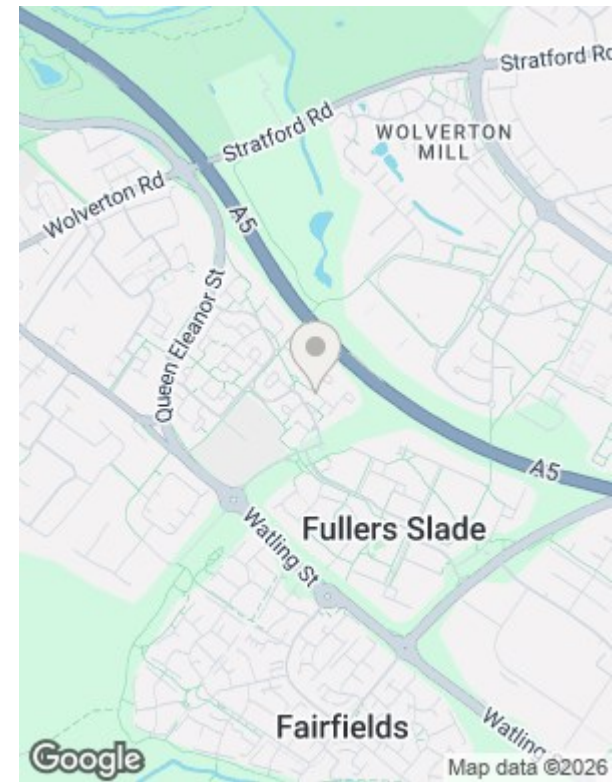


## First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 86.7 sq. metres (932.9 sq. feet)



## Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

📞 01908 561010

✉️ stony@carters.co.uk

🖱️ carters.co.uk

🗨️ 59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

