



**Smeaton Close, Blakelands, Milton Keynes, MK14 5HR**

**welcome to**

## **Smeaton Close, Blakelands, Milton Keynes**

Brown & Merry are pleased to present this detached three-bedroom home in the popular location of Blakelands. The property is located close to transport links, amenities, schools and is within walking distance to the lake. Adaptable living space and good-sized bedrooms make this an ideal family home.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor, laminate flooring and radiator. Double-glazed window to the front.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with drainer, integrated eye-level electric oven and a gas hob with extractor fan over. Space for a washing machine, dishwasher and a fridge/freezer. Double-glazed window to the rear and double-glazed door to the side.

### **Lounge / Diner**

Laminate flooring and double-glazed windows to the front and rear. Double-glazed Patio doors to the conservatory.

### **Conservatory**

Built of Upvc with double-glazed windows to the rear and side, laminate flooring and double-glazed doors leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard, carpet, loft access and double-glazed window to the front. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Carpet, radiator and double-glazed window to the rear.

### **Bedroom Two**

Built-in storage cupboard, carpet, radiator and double-glazed window to the rear.

### **Bedroom Three**

Laminate flooring, radiator and double-glazed window to the front.

### **Bathroom**

Fully tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and vinyl flooring. Double-glazed obscured windows to the rear and side.

### **Outside Garage**

Garage with up & over door, power and a door to the side.

### **Front Garden**

Small lawn area with a path leading to the front door.

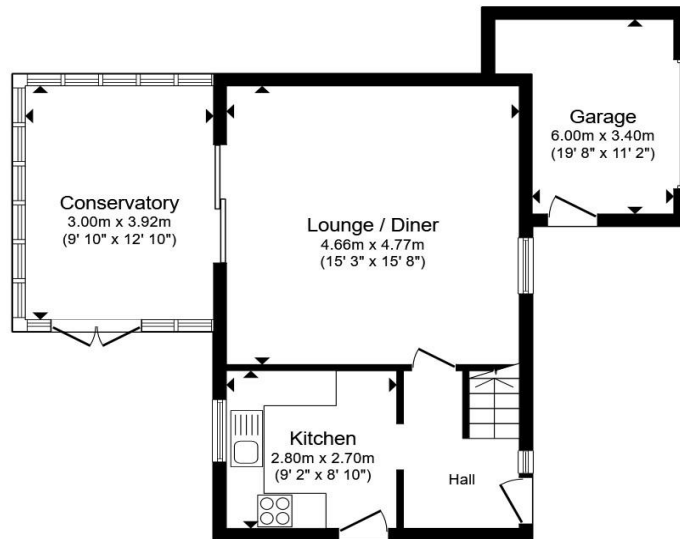
### **Rear Garden**

Enclosed by fencing with gated side access the garden is mainly laid with gravel and two paved patio areas.

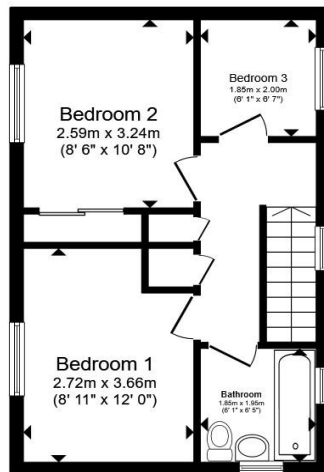
### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**



**First Floor**

Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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**welcome to**  
**Smeaton Close,**  
**Blakelands, Milton Keynes**

- THREE-BEDROOM HOME
- LOUNGE/DINER
- CONSERVATORY
- GARAGE
- CLOSE TO SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£310,000**



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Property Ref:  
NPL107683 - 0004

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