



Laputa Way, Newton Leys, MK3 5PW





5 Laputa Way  
Newton Leys  
Buckinghamshire  
MK3 5PW

£285,000

Carters are delighted to offer to the market this **MODERN AND WELL PRESENTED THREE BEDROOM SEMI DETACHED**, situated on the desirable semi rural development of Newton Leys. The property is within walking distance of **WILLOW LAKE** as well as being within close proximity to the A5/A421, Leighton Buzzard bypass, Bletchley and Leighton Buzzard train stations with direct access into London Euston.

The accommodation in brief comprises entrance hall, lounge, inner hallway, **DOWNSTAIRS CLOAKROOM**, **KITCHEN/DINER WITH BUILT IN AND INTEGRATED APPLIANCES**, first floor landing, **MASTER BEDROOM WITH ENSUITE**, two further bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating, well maintained gardens, **GARAGE** and driveway in front offering off road parking for two vehicles. The development now has local shops and amenities including an Asda and Costa Coffee, in addition to the recently opened Newton Leys primary school. It is also in the school catchment for **COTTESLOE SECONDARY SCHOOL** and the **AYLESBURY GRAMMAR SCHOOLS**. Internal viewing is highly recommended to fully appreciate. EPC rating C.

- Three Bedroom Semi Detached
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Downstairs Cloakroom
- Kitchen/Diner With Integrated Appliances
- Master Bedroom With Ensuite
- Garage & Driveway For Two Vehicles
- Semi Rural Location
- Internal Viewing Highly Recommended
- EPC Rating C





Carters can  
arrange for you to  
view this property  
7 days a week



### Entrance Hall

Enter via a composite door with obscure double glazed panel into entrance hall. Stairs rising to first floor. Radiator. Laminate wood flooring. Telephone point. Door to lounge.

### Lounge

UPVC double glazed window to front aspect. T.V. point. Radiator. Laminate wood flooring. Part glazed door into inner hallway.

### Inner Hallway

Understairs storage cupboard. Door to cloakroom. Open-plan to kitchen/diner. Ceramic tiled flooring.

### Cloakroom

White suite comprising low level w.c. and wash hand basin. Tiled to splashback areas. Radiator. Fully tiled to one wall. Ceramic tiled flooring.

### Kitchen/Diner

UPVC double glazed double doors with UPVC double glazed side panels to rear garden. UPVC double glazed window to side aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven with gas hob and extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Downlights. Cupboard housing wall mounted boiler. Tiled to splashback areas. Ceramic tiled flooring. Radiator. Inset spotlights.

### First Floor Landing

Access to loft. Radiator. Doors to all rooms.

### Master Bedroom

UPVC double glazed window to rear aspect. Radiator. T.V. point. Door to en-suite comprising low level w.c., wash hand basin and fully tiled shower cubicle. Tiled to splashback areas. Chrome heated towel rail. Ceramic tiled flooring. Inset spotlights.

### Bedroom Two

UPVC double glazed window to front aspect. Radiator.

### Bedroom Three

UPVC double glazed window to rear aspect. Radiator. Telephone point.

### Family Bathroom

Obscure UPVC double glazed window to front aspect. White suite comprising low level w.c., wash hand basin and panel bath with shower over. Tiled to splashback areas. Chrome heated towel rail. Ceramic tiled flooring. Inset spotlights.

### Exterior

#### Front Garden

Various plants. Path leading to front door. Driveway to side in front of garage offering off-road parking for two vehicles.

#### Rear Garden

Natural stone paved patio area. Remainder laid to lawn. Further natural stone paving. Courtesy door to garage. Outside tap. Gated side access. Fully enclosed by timber fencing.

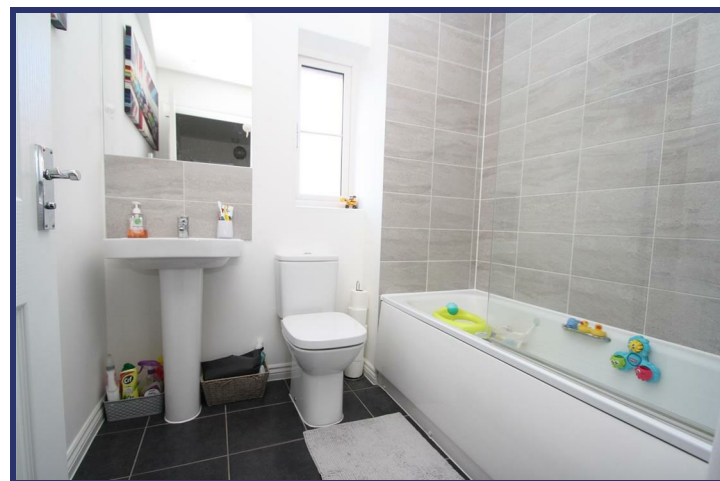
### Garage

Single garage situated to the side of the property with an up and over door, power and light connected.

### 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. Some items may be available subject to negotiation with the Vendor.





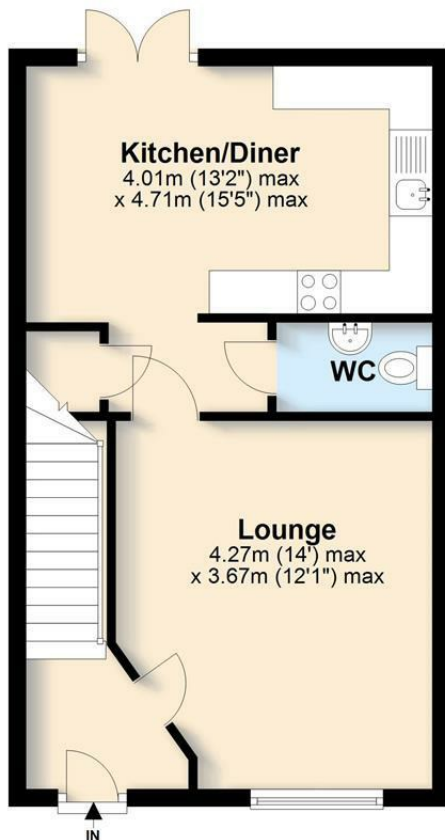






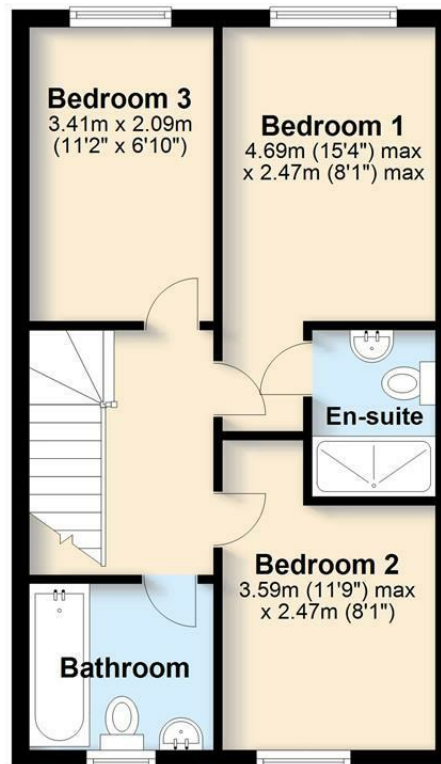
## Ground Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. 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.  
Plan produced using PlanUp.



## Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

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

