



**Lagonda Close, Newport Pagnell, MK16 9BN**

**welcome to**

## **Lagonda Close, Newport Pagnell**

Situated on the sought-after Lagonda Close in the popular market town of Newport Pagnell, this well-presented, three-bedroom, semi-detached home offers comfortable family living in a quiet residential cul-de-sac.

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Doors to the lounge and the office/family room.

### **Office / Family Room**

Double-glazed window to the front, radiator and double-glazed window to the rear. Double-glazed door to the rear.

### **Lounge**

Radiator, cupboard and double-glazed window to the front. Door to the kitchen/dining room.

### **Kitchen / Dining Room**

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and a gas hob with a chimney style extractor fan over. Space for a dishwasher, washing machine and a fridge/freezer. Built-in pantry, radiator and space for a dining table and chairs. 2 double-glazed windows to the rear and double-glazed door to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor and airing cupboard. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

### **Bedroom Two**

Radiator and double-glazed window to the front.

### **Bedroom Three**

Built-in cupboard, radiator and double-glazed window to the front.

### **Bathroom**

Fully tiled with a wash hand basin sitting on a vanity unit, low-level WC with an integrated flush and a 'P' shaped bath with shower over. Heated towel rail and double-glazed obscured window to the rear.

### **Outside Front Garden**

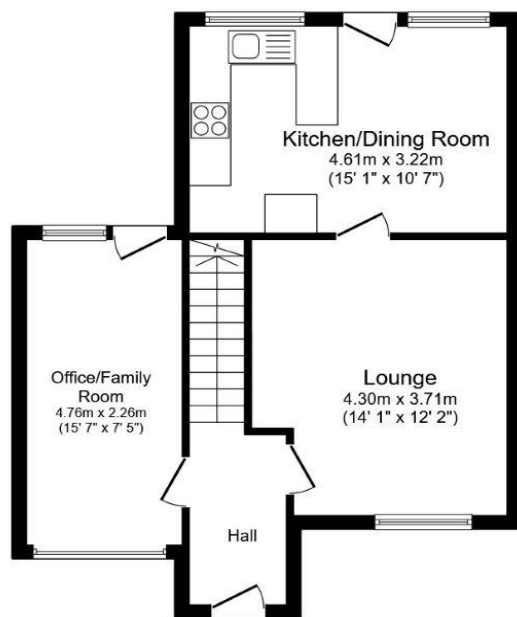
Block paved frontage providing off-road parking for up to 3 cars, EV charger ready and steps up to the front door.

### **Rear Garden**

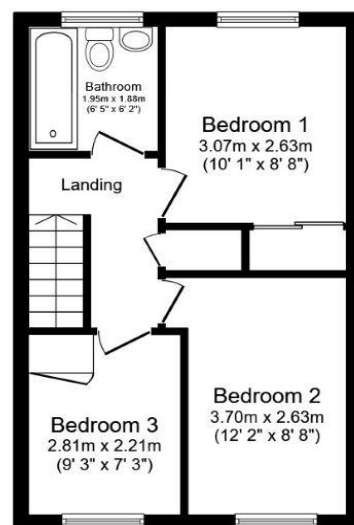
Enclosed by panel fencing with gated side access the garden is laid to lawn with a paved patio area and shed.

### **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 83.4 m<sup>2</sup> (897 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)



**welcome to**  
**Lagonda Close,**  
**Newport Pagnell**

- THREE-BEDROOM SEMI-DETACHED
- CUL-DE-SAC LOCATION
- SPACIOUS LIVING ROOM
- KITCHEN/DINING ROOM
- WELL-PROPORTIONED BEDROOMS

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

offers over  
**£360,000**



**view this property online** [brownandmerry.co.uk/Property/NPL108002](https://www.brownandmerry.co.uk/Property/NPL108002)

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells



Property Ref:  
NPL108002 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01908 611242**



[newportpagnell@brownandmerry.co.uk](mailto:newportpagnell@brownandmerry.co.uk)



74A High Street, Newport Pagnell, MILTON  
KEYNES, Buckinghamshire, MK16 8AQ



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**