



## Trinidad Grove , Newton Leys, MK3 5PL

**\*EXCELLENT PRESENTATION THROUGHOUT\*LANDSCAPED FRONT AND GOOD SIZE REAR GARDEN\*GARAGE AND DRIVEWAY\*OVER 1000SQFT\*** King Estate agents are delighted to bring to the market this well presented three bedroom detached home, situated in the popular residential area of Newton Leys. The accommodation in brief comprises entrance hall, storage cupboard, cloakroom, living room, kitchen/dining room, first floor landing, master bedroom with en suite, two further bedrooms and a family bathroom. Outside there is a driveway leading to a single garage and a good sized landscaped rear garden.

## Accommodation

THREE BEDROOM  
DETACHED

LANDSCAPED FRONT AND  
REAR GARDENS

OVER 1000SQFT

GARAGE AND DRIVEWAY

LIVING ROOM

KITCHEN/DINING ROOM

MASTER BEDROOM WITH  
EN SUITE

PRESENTED TO A HIGH  
STANDARD THROUGHOUT

## Ground Floor

**Entrance Hall** - Stairs rising to the first floor landing, storage cupboard, radiator, doors to;

**Cloakroom** - White suite fitted to comprise low level WC, pedestal wash hand basin, radiator, double glazed window to the front aspect.

**Living room** - Double glazed window to the side aspect, two radiators, double glazed french doors onto the garden.

**Kitchen/Dining room** - Fitted to comprise ceramic sink and drainer with mixer tap over and a cupboard under, a further range of base and eye level units, laminate work surfaces with a tiled surround. Integrated dishwasher and washing machine, space for cooker and fridge/freezer. Double glazed window to front aspect, double glazed french doors to rear garden.

## First Floor

**First floor Landing** - Two double glazed windows, radiator, storage cupboard, doors to;

**Master bedroom** - Double glazed window to front and rear aspect, radiator, door to;

**Bedroom Two** - Double glazed window, radiator.

**Bedroom Three** - Radiator, double glazed window.

**Bathroom** - White suite fitted to comprise refitted panel bath, pedestal wash hand basin, low level, radiator, double glazed window to front aspect.

## Exterior

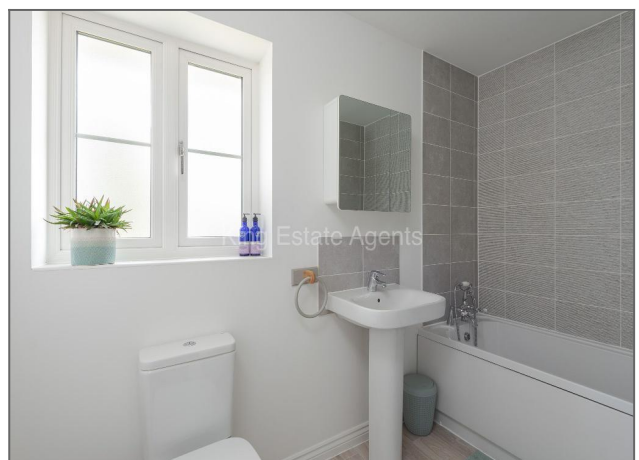
**Rear Garden** - Private landscaped rear garden, with patio area, shrubs borders and lawn. Access to the garage.

## Location

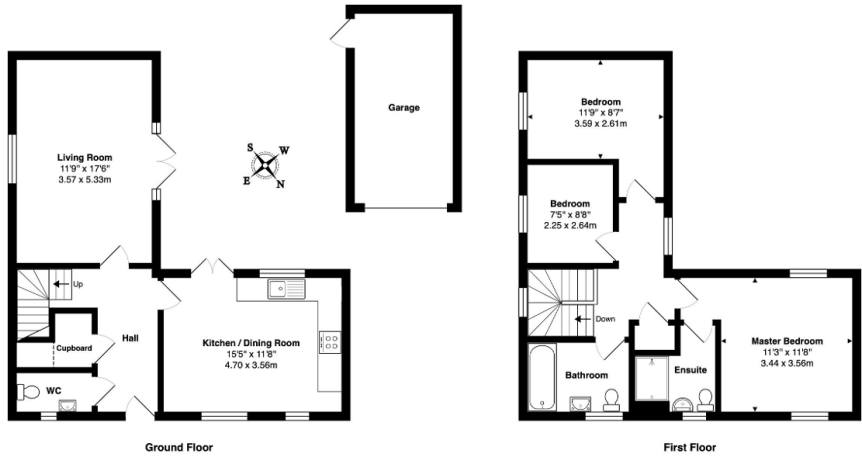
Newton Leys is a relatively new area on the southern edge of Milton Keynes situated in a lovely location surrounded by countryside. It has its own shopping district and public house and boasts an Asda, Costa, Fish and Chip shop, Hair Salon, Chinese takeaway and a dry cleaners. Newton Leys is ideal for commuters as it is located next to the A5 and A4146 which provides easy access to Leighton Buzzard, Central Milton Keynes and the M1 motorway. Bletchley train station is also less than 2 miles away and provides main line train access into London, The Midlands and The North of England. Newton Leys has its own primary school and subject to application parents can take advantage of the Aylesbury Grammar Schools.











Total Area: 1096 ft<sup>2</sup> ... 101.8 m<sup>2</sup> (excluding garage)

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