

*Russell & Butler*  
i n d e p e n d e n t   e s t a t e   a g e n t s

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## 29 The Maltings, Tingewick, MK18 4LQ

### Asking Price £370,000 Freehold

A three bedroom detached house situated in a cul de sac location in this sought after village. The property has the advantages of gas to radiator central heating, UPVC double glazing, white gloss fitted kitchen with integrated oven and 5 burner hob, en-suite shower room and garage. The accommodation comprises: Entrance hall, cloakroom, front to back sitting room, separate dining room, kitchen, bedroom one with en-suite, two further bedrooms, family bathroom, garage, parking and gardens to front and rear. Energy rating D.



### **Sitting Room**

*15' 7" X 10' 8" (4.75m X 3.27m)*

Double aspect sitting room with fire as fitted, two radiators, coving to ceiling, wood laminate flooring, Upvc double glazed window to front aspect, Upvc double glazed French patio door to rear garden.

### **Dining Room**

*9' 1" X 7' 11" (2.79m X 2.42m)*

Two radiators, Upvc double glazed window to front aspect, coving to ceiling, wood laminate flooring.

### **Kitchen**

*12' 3" X 7' 3" (3.75m X 2.21m)*

White gloss units to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, five burner gas hob, electric double oven under, extractor hood over, plumbing for automatic washing machine and dishwasher, inset downlighters, ceramic tiled floor, Upvc double glazed window to rear aspect, Upvc double glazed door to rear garden, "Vaillant " gas fire boiler supplying both central heating and domestic hot water, ceramic heating thermostat.

### **First Floor Landing**

Access to loft space, radiator, Upvc double glazed window to rear aspect.

### **Bedroom One**

*11' 10" X 9' 0" (3.62m Max, 3.27 Min X 2.75m)*

Radiator, double fitted wardrobe, Upvc double glazed window to front aspect.

### **En-suite**

*7' 4" X 4' 7" (2.25m X 1.41m)*

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, full and half height ceramic tiling to three walls, ceramic tiled floor, radiator, Upvc double glazed window to front aspect.

### **Bedroom Two**

*9' 1" X 9' 0" (2.79m X 2.76m)*

Radiator, airing cupboard housing hot water tank, linen shelving as fitted, Upvc double glazed window to front aspect.

### **Bedroom Three**

*7' 10" X 6' 2" (2.39m X 1.89m)*

Radiator, Upvc double glazed window to rear aspect.

### **Bathroom**

*6' 1" X 6' 1" (1.87m X 1.86m)*

White suite of panel bath with mixer tap, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, fully tiled bathroom, ceramic tiled floor.

### **Front Garden**

Laid in two parts to shingle with tarmac drive leading to garage, gated side access to rear garden, mature shrubs.

### **Rear Garden**

Paved with shingle surround, path with further shingle to side, flower and shrub bed, fully enclosed by hedging and fencing.

### **Garage**

To side with up and over door, power and light connected.

### **Please Note**

All mains services connected.

EPC Rating: D

Council Tax Band: E

### **Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

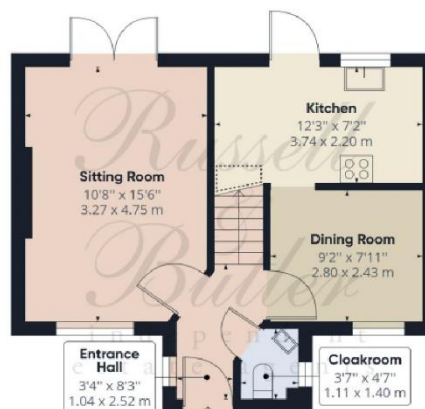
### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

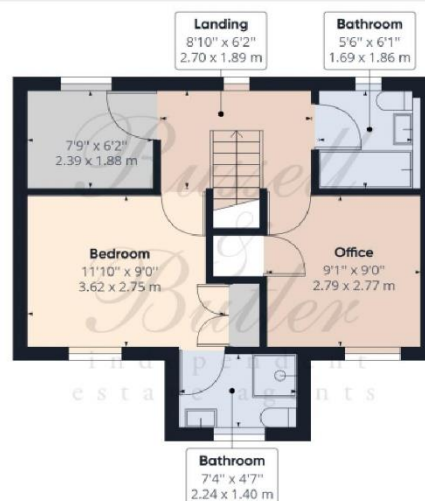








Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

769.52 ft<sup>2</sup>

71.49 m<sup>2</sup>

Reduced headroom

6.56 ft<sup>2</sup>

0.61 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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