

*Russell & Butler*

independent estate agents

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# Swithin Lane, Buckingham, MK18 1ZJ

Asking Price £539,995

An immaculately presented four double bedroom detached family home situated on the new St Rumbolds Field development, within catchment & close proximity of local primary & secondary schools including The Royal Latin Grammar. The property is offered in show home condition and benefits from gas central heating, fitted kitchen/dining/family room with modern integrated appliances, separate utility room, two bathrooms, single garage with driveway providing off road parking for two cars. The accommodation comprises on the ground floor: Entrance Hall, cloakroom, sitting room, kitchen/dining/family room and utility room. On the first floor: Bedroom one with en-suite, three further double bedrooms and a family bathroom. To the outside: front and rear gardens, single garage & driveway parking. There is quality flooring throughout and an upgraded kitchen via the original developers. NHBC Warranty. EPC B.



### **Entrance**

Composite door to;

### **Hall**

Karndean flooring, radiator, doors leading to accommodation.

### **Cloakroom**

White suite of pedestal wash hand basin, low flush W.C. Karndean flooring, radiator, ceramic tiled splash areas, extractor fan, storage cupboard, containing central internet point.

### **Sitting Room**

Under stair storage cupboard with media panel. Two radiators, UPVC double glazed bay window to front aspect & UPVC double glazed window to side aspect with fitted Venetian blinds. Quality carpet and underlay.

### **Kitchen/Dining/Family Room**

Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of base, drawer and eye level units, five zone ceramic hob with extractor canopy over, split level electric double oven and grill, integrated dishwasher, integrated fridge freezer, Karndean flooring, radiator, Upvc double glazed Walk in bay with French doors and windows to rear garden with flush-fit Venetian blinds, inset LED downlighters, spotlights & cascading pendant light. N.B. The kitchen was an upgraded option via the developers.

### **Utility**

Fitted to comprise; base & eye level units, boiler, plumbing for washing machine & space for tumble dryer. Radiator, Karndean flooring, composite door to rear garden.

### **First Floor Landing**

Radiator, airing cupboard, access to upstairs accommodation.

### **Bedroom One**

Radiator, two UPVC double glazed windows to front aspect with fitted Venetian blinds, quality carpet and underlay. Door to;

### **En-Suite**

Fitted to comprise; Fully tiled double width shower cubicle with mains fed power shower. White pedestal wash hand basin, low flush W.C., ceramic tiling to all splash areas, heated towel rail, vinyl flooring. Extractor fan. UPVC double glazed window to front aspect.

### **Bedroom Two**

Radiator. Quality carpet and underlay. UPVC double glazed window to front aspect with fitted Venetian blind.

### **Bedroom Three**

Radiator. Quality carpet and underlay. UPVC double glazed window to rear aspect with fitted Venetian blind.

### **Bedroom Four**

Radiator. Quality carpet and underlay. UPVC double glazed window to rear aspect with fitted Venetian blind.

### **Bathroom**

White suite comprising; panel bath, pedestal wash hand basin low flush W.C. Fully tiled double width shower cubicle with mains fed power shower, half height ceramic tiling to all splash areas, heated towel rail, extractor fan. UPVC double glazed window to rear aspect.

### **Outside**

#### **Front Garden**

Laid mainly to lawn, border with low lying shrubs & tree.

#### **Rear Garden**

Fully enclosed with wooden panel fencing, side gated access to front aspect. Laid mainly to lawn, two trees, paved patio area, outside power socket, five external wall light points. Sky dish fitted.

### **Garage**

Single garage with up and over door, power & light connected, driveway in front with parking for two cars.

### **Please Note**

All mains services connected.  
Energy rating B.  
Council Tax Band E.

Management charge Approximately £356.06 per annum (2024 price subject to change).

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

### **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.





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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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