

Russell & Butler

independent estate agents

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2 Manor Farm, Buckingham, MK18 4BT

Asking Price £429,995.00 Freehold

A rare opportunity to purchase a two bedroom semi detached cottage situated in Lenborough, a small hamlet not far from Buckingham town.

The property is situated in a fabulous location, a rural spot within the hamlet and benefits from surrounding countryside views, a double sized detached garage, a well maintained large garden and plenty of off road parking. The accommodation fully comprises: Entrance hall, sitting room with wood burning stove, doors leading to a conservatory, refitted kitchen leading into a laundry/utility area, inner hallway and downstairs WC. To the first floor, built in storage, two bedrooms both with views over open countryside and a spacious refitted shower room. To the outside there is a large detached garage, plenty of off road parking, a good sized rear garden with a range of well established trees, flower and shrub beds, paved patio seating area and views over the fields. EPC rating F.



Door to:

Entrance Hall

Stairs rising to first floor.

Sitting Room

5.89m Max x 5.23m Max

Wood burner with brick surround, Upvc window to front aspect, two radiators, doors to:

Conservatory

3.59m Max x 2.92m

Upvc double glazed, power connected.

Kitchen

3.95m x 2.20m

A range of base and eye level units, one and a quarter sink unit with mixer tap, cupboard under, work tops over, space for white goods, radiator, Upvc window to side aspect and rear aspect, open through to:

Utility Area/Boot Room

A range of base and eye level units, space for washing machine with work top over, 'Worcester' boiler serving both hot water and central heating, radiator, Upvc double glazed window to front aspect, open to:

Inner Hall

Door to rear.

Cloakroom

White suite of low level w/c, wash hand basin with mixer tap, Upvc double glazed window to front aspect, radiator.

First Floor Landing

Non opening to window to rear aspect, cupboard with linen shelf as fitted.

Bedroom One

3.31m Max x 2.74m Max

Upvc double glazed window to rear aspect overlooking the fields, radiator.

Bedroom Two

3.01m Max x 2.49m Max

Upvc double glazed window to front aspect overlooking the fields, radiator, access to loft space.

Bathroom

Refitted to comprise large walk in shower with 'Triton' shower, pedestal wash hand basin, low level w/c, built in storage, heated towel rail, tiles to splash areas, Upvc double glazed window to front aspect.

Outside

Front Aspect

Gate leading to lawned area and front door, driveway to side aspect leading to garage, outside light, LPG tank.

Rear Garden

Laid mainly to lawn with a range of well established trees, flower and shrub beds, paved seating area, vegetable patches, summerhouse with power, greenhouse with power, outside lighting, outside tap, further outside power.

Garage

Power connected, remote control door to front.

Please Note

All main services connected with the exception of gas and water.

Septic tank.

Spring water with filter installed.

LPG gas heating.

Council Tax Band C.

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.

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.



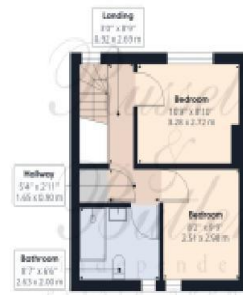


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Floor 0



Floor 1

Approximate total area⁽¹⁾

925.83 ft²
 86.01 m²

Reduced headroom

8.49 ft²
 0.79 m²

(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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