

Russell & Butler

independent estate agents

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Lenborough Close, Buckingham, MK18 1SE

Asking Price £379,995.00 Freehold

Positioned in a quiet cul de sac location within close walking distance of Buckingham town centre, this lovely three double bedroom detached family home, offered for sale with no onward chain. The property benefits from a fabulous re-fitted kitchen/diner with central island, integrated Miele appliances and double doors leading into the conservatory. The accommodation comprises: Hallway, cloakroom, sitting room with wood burning stove, part glazed double doors leading into the kitchen/diner and conservatory. To the first floor; Bedroom one benefiting from two built in double wardrobes, two further double bedrooms and bathroom with white suite. Outside there are enclosed and easily maintained gardens to the front, side and rear benefiting entertaining areas along with a brick built barbeque oven. The garage has been part converted into three parts, two storage area's with the central part being accessible from the garden as a 'bar'. No Upper Chain. EPC rating D.



Entrance

Upvc double glazed door to:

Entrance Hall

Providing access to accommodation, stair rising to first floor, under stair utility cupboard with space and plumbing for washing machine, radiator.

Cloakroom

White suite of low level W/C, wash hand basin with storage cupboard under, half height panelling to walls, Upvc double glazed window to front aspect, ceramic tiled flooring, radiator with cover.

Sitting Room

15' 3" X 10' 7" (4.67m X 3.25m)

With feature log/wood burning stove, engineered oak flooring, Upvc double glazed window to front aspect, radiator, part glazed double doors leading to kitchen/diner.

Kitchen/Diner

8' 11" X 15' 7" (2.72m X 4.75m)

Fabulous family refitted kitchen with central island/breakfast bar with induction hob and soft closure storage drawers and cupboards under. Integrated Miele oven, grill and warming drawer, integrated dishwasher, inset single drainer ceramic sink unit with mixer taps, a further range of wall, drawer and base units with work tops over with co-ordinating upstands. Integrated larder fridge and separate larder freezer. Karndean flooring, Upvc double glazed window and door to rear garden. Upvc double glazed side panels and door to conservatory.

Conservatory

12' 2" X 7' 4" (3.73m X 2.24m)

A brick base and UPVC conservatory with Karndean flooring, French doors leading out onto decking and the rear garden.

First Floor Landing

Upvc double glazed window to side aspect, built in storage cupboard, access to loft space with ladder and housing gas fired combi boiler.

Bedroom One

10' 4" X 9' 8" (3.15m X 2.95m)

Benefitting from two built in wardrobes with hanging rails and shelving as fitted, radiator, Upvc double glazed window to front aspect.

Bedroom Two

11' 8" X 8' 5" (3.58m X 2.59m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Three

8' 11" X 6' 9" (2.74m X 2.08m)

Radiator, Upvc double glazed window to rear aspect.

Family Bathroom

White suite of panel bath with separate shower over, glazed screen, wash hand basin with storage under, low level W/C, full and half height ceramic tiling to walls, chrome ladder towel rail, light and shaver point, Upvc double glazed window to front aspect.

Front Garden

With gravel area, established shrub and tree planting.

Driveway & Garage

Driveway leading to single garage.

Garage

Currently divided into 3 parts which can easily be converted back into a regular single garage. Storage area with up and over door, the middle section has recently been used as a bar and entertaining area, further tool storage area. Personal door to rear garden.

Rear Garden

A lovely rear garden designed for ease of maintenance, with several decked seating areas, patios and established tree and shrub planting, outside tap, outside power, gated access to rear and fully enclosed by panel fencing.

Please Note

All main services are connected.

Council tax band D

EPC rating D

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.



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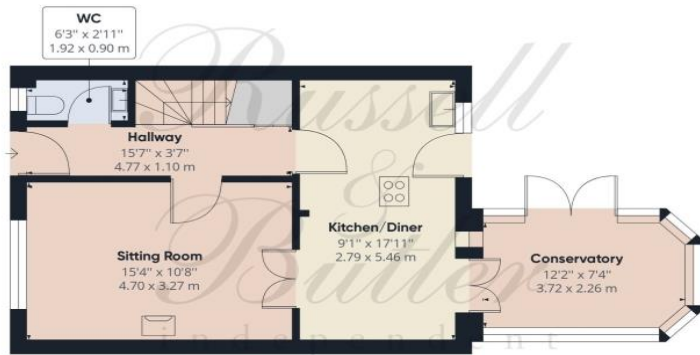


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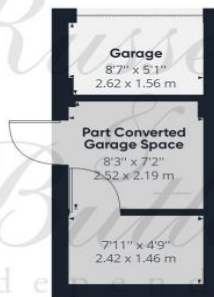




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1099.57 ft²
102.15 m²

(1) Excluding balconies and terraces

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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