

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

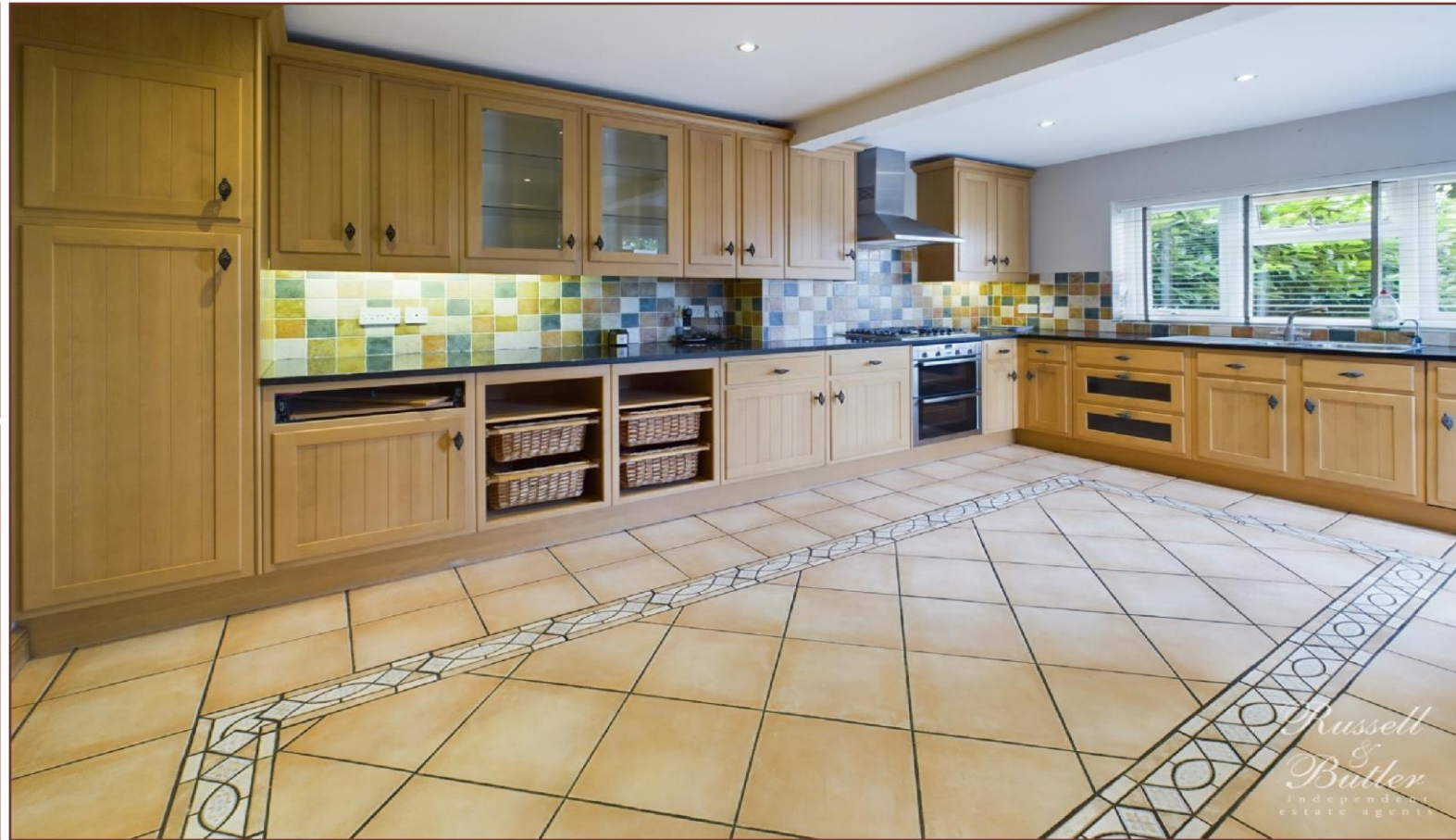
t: 01280 815999 e: sales@russellandbutler.com



11 Lodge Close, Padbury, MK18 2AJ

Asking Price £469,995 Freehold

A three bedroom extended semi detached house situated at the end of a small cul de sac in this sought after village. The position is a fabulous feature being next door to the village church and has views to the rear. The double storey extension has added a superb sized sitting room with an open fireplace and the master bedroom is a particularly good size with a feature picture window taking advantage of the views behind. Further benefits include a fitted kitchen/breakfast room with some integrated appliances and granite work surfaces, gas to radiator central heating, UPVC double glazing and an attractive landscaped rear garden. The accommodation comprises: Entrance porch, entrance hall, cloak/utility room, sitting room, family room, kitchen/breakfast room, three bedrooms, bathroom with bath and separate shower cubicle, parking for 3/4 cars and gardens to front and rear. NO ONWARD CHAIN. Energy rating C.



Entrance

Composite double glazed entrance door to entrance porch.

Entrance Porch

Upvc double glazed window, ceramic tiled floor, double glazed entrance door to:

Entrance Hall

Radiator, stairs rising to first floor, inset downlighting, under stairs storage cupboard.

Cloakroom/Utility Room

1.95m x 1.73m

White suite of pedestal wash hand basin, low flush wc, fitted base unit with work surface over, further eyelevel units, plumbing for automatic washing machine, space for tumble dryer, ceramic tiled floor, Upvc double glazed window to rear aspect, extractor fan.

Sitting Room

7.08m x 3.85m

Open fireplace, two double radiators, Upvc double glazed windows to front and side aspects, Upvc double glazed French patio doors to rear garden, inset downlighting and wall lights.

Family Bathroom

4.50m x 3.65m

Tall radiator, two built in dressers and storage cupboards with shelving, wall lights.

Kitchen/Breakfast Room

4.87m x 3.65m

Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces, ceramic tiling to splash areas, five burner gas hob with electric double oven and grill under, extractor canopy over, inset dishwasher, cupboard housing "Ideal" gas fired boiler supplying both domestic hot water and radiator central heating, inset downlighting, ceramic tiled floor, Upvc double glazed window to rear aspect, Upvc double glazed French patio doors to rear garden, double radiator, concealed lighting to work surfaces.

First Floor Landing

Access to loft space, inset downlighting.

Bedroom One

5.11m Max, 4.55m Min x 3.84m

N.B. Some restricted headroom.

Double radiator, range of built in wardrobes, access to loft space, Upvc double glazed picture window with shutters to rear aspect with views, Upvc double glazed window to side aspect with shutters, inset downlighters.

Bedroom Two

4.76m x 2.88m

Radiator, Upvc double glazed window to front aspect with views over the village church.

Bedroom Three

3.59m Max, 2.90m Min x 2.26m

N.B. Currently used as a dressing room.

Radiator, range of built in storage units with hanging rail and shelving, airing cupboard housing hot water tank, Upvc double glazed window to rear aspect.

Family Bathroom

3.50m + Door recess x 2.05m

White suite of floor standing bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin, storage under, low flush wc, ladder towel radiator, inset downlighting, extractor fan, radiator, Upvc double glazed window to rear aspect, ceramic tiling to splash areas.

Front Garden

Laid to lawn with raised flower and shrub beds to one side, block paved driveway provided parking for three/four cars, good sized storage shed, gated side access to:

Rear Garden

Laid partly to lawn with two good sized paved patios, timber Gazebo, Pergola, flower and shrub beds and borders, fully enclosed by timber fencing and not overlooked, North West facing.

Please Note

All mains services connected.

EPC Rating: C

Council Tax Band: 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.







Russell
Butler



Russell
Butler



Russell
Butler



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.

Visit us online: www.russellandbutler.com



expertagent

PrimeLocation.com

