

Russell & Butler

independent estate agents

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Lucas Cottages, Main Street, Tingewick, MK18 4NW

Guide Price £318,000.00

A very well presented, spacious two bedroom cottage situated in Tingewick, not far from Buckingham. The property is offered in immaculate condition throughout and has been updated to a very high standard by the current owner. The accommodation fully comprises: Entrance hall, sitting room with multi fuel burning stove and built in storage, a spacious refitted kitchen with Quartz work surfaces, refitted downstairs WC, conservatory/dining area - a great space for families and entertaining with doors leading out to the rear garden. To the first floor, landing with access to the loft space, bedroom one with built in storage, bedroom two and a cleverly designed refitted bathroom with roll top bath and waterfall shower over. To the rear, the property benefits from a well maintained, attractive cottage style garden with both lawn and patio area and gated rear access. EPC rating D.



Entrance

Door to:

Entrance Hall

Tiled terracota floor, downlighters, stairs up to first floor.

Sitting Room *11' 0" X 11' 0" (3.36m X 3.37m)*

3.03 metres to front of fireplace, 3.36m max x 3.37 max

Double glazed sash window to front aspect, multi fuel burner with surround, down lighters, radiator, under stairs storage cupboard, oak engineered wooden flooring, a range of built in shelving.

Kitchen/Breakfast Room *14' 1" X 7' 1" (4.30m X 2.18m)*

4.30 metres max x 2.18 metres plus door recess.

Refitted to comprise of a range of base, eye level and draw units, Belfast sink unit with mixer tap, cupboard under, 'Quartz' work tops, integrated double oven, integrated hob, extractor hood over, built in dishwasher, space for fridge/freezer, space for washing machine, solid oak engineered flooring, radiator, downlighters, Upvc non opening window to rear.

Cloakroom

Refitted to comprise wash hand basin with mixer tap, cupboard under, low level WC, heated towel rail, down lighters, hand-made Welsh tiles, window to rear aspect.

Conservatory/Dining Room *9' 0" X 11' 7" (2.76m X 3.55m)*

2.76 metres plus door recess x 3.55 metres max

Upvc double glazed, power and lighting, radiator.

First Floor Landing

Access to loft space, down lighter, solid oak engineered flooring.

Bedroom One *10' 11" X 11' 2" (3.35m X 3.42m)*

3.35 metres max x 3.06 metres min, 3.42 max

Double glazed window to front aspect, radiator, built in storage cupboard with shelving as fitted, solid oak engineered flooring.

Bedroom Two *7' 10" X 10' 0" (2.41m X 3.07m)*

2.41 metres x 3.07 metres

Upvc double glazed window to rear aspect, radiator, solid oak engineered flooring.

Bathroom

Refitted to comprise roll top bath with waterfall shower over and a further shower attachment, shower screen as fitted, wash hand basin with cupboard under, low level WC, radiator, down lighters, tiling to splash areas, luxury vinyl tiling to floor, Upvc window to rear aspect.

Outside

Front Aspect

Outside lighting.

Rear Garden

A beautiful landscaped garden with patio paved area, laid to lawn, a range of flower and shrub beds, storage shed, log store, outside tap, gate to rear.

Please Note

All mains services connected

EPC Rating: TBA

Council Tax Band B

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.



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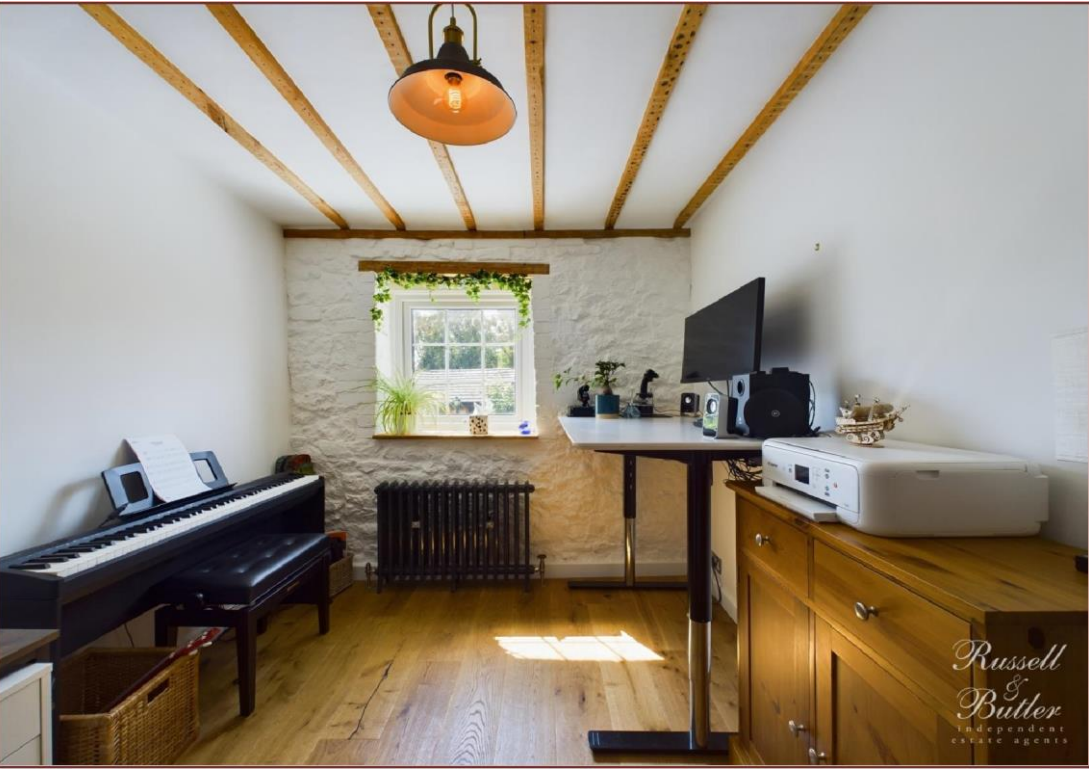
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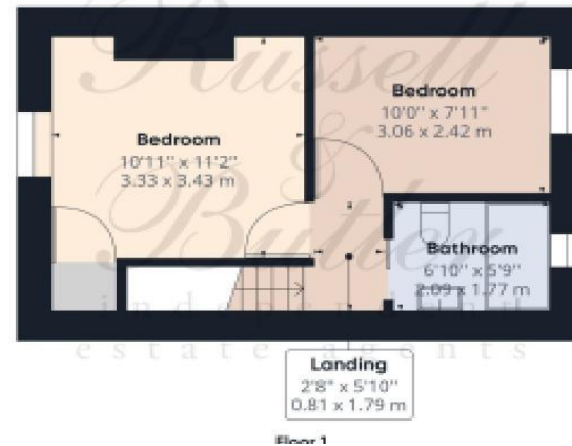


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Approximate total area⁽¹⁾
704.93 ft²
65.49 m²

(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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