

Russell & Butler

independent estate agents

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The Green , Thornborough , MK18 2DL

Asking Price £525,000.00 Freehold

A well presented three/four bedroom detached cottage situated in this highly sought after village location and being in catchment for the Royal Latin Grammar School. The property benefits from LP gas to radiator central heating, ground floor bedroom four/study and ground floor wet room, as well as an attractive raised cottage garden. The accommodation comprises: Entrance hall, ground floor wet room, sitting room with wood burning stove, kitchen/diner, utility room, ground floor bedroom four/ large study, three further first floor bedrooms and a family bathroom. Outside; Front & cottage style gardens. EPC Rating F.



Entrance

Open porch, stable entrance door to;

Entrance Hall

Providing access to accommodation, Slate floor, radiator with cover, double width cloaks cupboard with sliding Oak doors, ample cloaks hanging space, 'Worcester' gas fired boiler serving both central heating and domestic hot water, hot water tank.

Kitchen/Diner

19' 3" x 16' 5" (5.86m, 3.49m min x 5.01m max, 1.77m min)

Butler sink unit with mono block mixer tap, cupboard under, further base units to side of sink, integrated dishwasher, two free standing cupboards and drawer units (Available by negotiation), two windows to rear aspect, window to front aspect, pantry cupboard with shelving, two radiators, inset downlighters.

Inner Lobby

Stairs rising to first floor, door to;

Sitting Room

16' 6" x 12' 8" (5.04m, max 3.07m min x 3.87m max, 2.92 min)

Brick fire place with exposed brick walls to either side and wood burning stove, solid Oak flooring, double radiator, corner storage cupboard, radiator, wall light points, window to front aspect.

Ground Floor Wet Room

5' 11" x 5' 2" (1.81m x 1.57m)

Fixed head and hand shower with glazed screen, white suite of wash hand basin with cupboard under, low level wc, fully tiled to walls and floor, heated towel rail, extractor fan, inset downlighters plumbing for automatic washing machine, vent for tumble dryer, heated towel rail.

Utility Room

Inset single drainer stainless steel sink unit with cupboard under, a further range of base and eye level units, ceramic tiling to work surfaces and splash areas, plumbing for automatic washing machine, vent for tumble dryer, heated towel rail.

Ground Floor Bedroom Four/Study

16' 2" x 9' 9" (4.94m x 2.96m max, 2.43 min)

Radiator, inset down lighters, wall light points, window to front aspect.

First Floor Landing

5' 10" x 5' 5" (1.79m x 1.65m)

Access to loft space.

Bedroom One

12' 10" x 10' 0" (3.91m x 3.05m)

Partial exposed brick wall, radiator with cover, window to front aspect with shutters and pretty village outlook.

Bedroom Two

11' 7" x 10' 4" (3.54m x 3.14m) maximum measurements.

Window to front aspect with wooden shutters, downlighters, radiator.

Bedroom Three

9' 7" x 6' 1" (2.91m x 1.86m)

Currently used as a dressing room, window to rear aspect, radiator.

Family Bathroom/Wet Room

5' 11" x 5' 2" (1.81m x 1.57m)

White suite of Jacuzzi corner bath with hand held shower, smoked glass shelf, walk in shower with mixer tap, fixed head and hand held shower, wash hand basin, low level w/c, fully tiled/mirrored walls and floor, heated towel rail, Velux window, built in bathroom cabinet

Front Garden

Enclosed by picket fencing, laid with slate chippings on weed inhibiting Geotextile and stocked with various flowers and shrubs, Indian stone paving leading to maingarden and entrance porch with courtesy light.

Rear Garden

Indian stone steps leading up to the private, landscaped ,low maintenance and attractive cottage style garden, with seating areas, ideal for entertaining, laid to shingle on Geotextile with large decked area. Under deck storage shed approx. 3.85 x 2.41, timber studio with power and light connected, LPG storage tank screened with trellis and Ivy.

Please Note

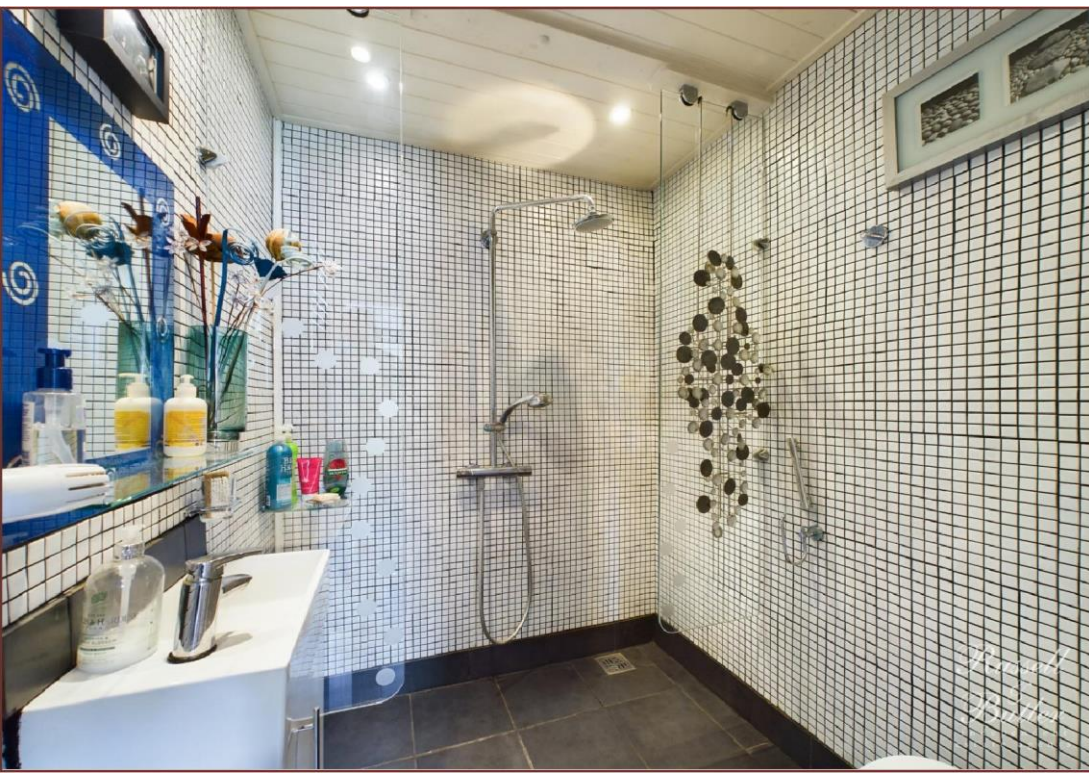
All main services connected with the exception of gas. Council Tax Band E. EPC Rating: F

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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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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