

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Lime Kiln Close, Towcester, NN12 8FP

Asking Price £449,995.00 Freehold

Constructed by Messrs Taylor Wimpey Homes, we are pleased to offer this Bembridge design 4 bedroom family home of approx. 1170 Sq Feet. The property is situated in pleasant position in a cul-de-sac location in this popular South Northants village that gives easy access to the A43 that connects the M1 & M40 motorways. The accommodation briefly comprises: Entrance hall, Cloakroom, Kitchen/Dining Room, Utility Room, Sitting Room, 4 bedrooms, the master bedroom has the advantage of fitted wardrobes and an en-suite shower room. The property benefits further from gardens that extend to the side and rear of the property and a single garage and additional off road parking in a pleasant traffic free location. EPC rating C.



Storm Canopy

Part glazed door to:

Reception Hall

Giving access to ground floor accommodation, stairs rising to first floor, radiator, telephone point, central heating thermostat, ceramic tiled floor, double doors to sitting room.

Cloakroom

A modern white low level wc and pedestal wash hand basin with tiled splashback, single panel radiator, extractor unit, ceramic tiled floor

Kitchen

19' 8" X 11' 6" (6.00m X 3.51m)

Narrowing to 2.75(9'0"). An open plan kitchen/dining room having the advantage of a contemporary fitted kitchen comprising inset 1.5 bowl single drainer sink unit with monobloc mixer tap and cupboard under. A further range of base and eye level units providing work and storage space, gas hob and electric oven, stainless steel 'splashback', integrated dishwasher, integrated fridge freezer, radiator, Upvc double glazed windows to front and rear aspects, ceramic tiled floor. Archway to:

Utility Room

Stainless steel single drainer sink unit with cupboard under, integrated washing machine, gas fired boiler serving both domestic hot water and radiator central heating, radiator, ceramic tiled floor.

Sitting Room

19' 8" X 11' 1" (6.00m X 3.39m)

Having the advantage of French doors to patio and rear garden, two radiators, television point, telephone point, Upvc double glazed window to front aspect.

First Floor Landing

A galleried landing with decorative balustrade, radiator, access to loft space, airing cupboard housing insulated water tank and linen shelving as fitted.

Bedroom One

11' 9" X 11' 4" (3.59m X 3.47m)

Having the advantage of built-in wardrobes with hanging rails and shelving as fitted, radiator, television point, telephone point, Upvc double glazed window to rear aspect. Door to:

En-Suite

A modern white suite of double width shower cubicle with shower as fitted, low level wc and pedestal wash hand basin with tiled splashback, shaver point, radiator, opaque Upvc double glazed window to rear aspect.

Bedroom Two

9' 8" X 9' 0" (2.95m X 2.75m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Three

9' 8" X 8' 1" (2.97m X 2.48m)

Radiator, Upvc double glazed window to front aspect.

Bedroom Four

8' 2" X 7' 7" (2.49m X 2.32m)

Telephone point, Radiator, Upvc double glazed window to front aspect.

Bathroom

A modern white suite of panel bath, low level wc and pedestal wash hand basin, radiator, extractor unit, opaque Upvc double glazed window to front aspect.

Front Garden

The front garden is laid mainly to lawn enclosed by low level fencing.

Garage

A single garage with up and over door, power and light connected.

Rear Garden

The rear garden is laid mainly to lawn enclosed by brick walls and panel fencing.

Please Note

All mains services connected.
Council Tax Band E
EPC Rating C.

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.







GROUND FLOOR 54.39 sq. m.
(585.44 sq. ft.)



1ST FLOOR 54.39 sq. m.
(585.44 sq. ft.)



TOTAL FLOOR AREA : 108.78 sq. m. (1170.88 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2019

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

