

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Scotts Lane, Maids Moreton, MK18 1PZ. Asking Price £550,000 Freehold

A four bedroom detached house situated in a small close of just three properties in this popular North Bucks village. Benefits include gas to radiator central heating, three reception rooms, En-suite shower room, an attractive private rear garden and a double width garage. The accommodation comprises: Open entrance porch, entrance hall, cloakroom, sitting room, dining room, study, kitchen, utility room, bedroom one with En-suite shower room, three further bedrooms, family bathroom, double width garage and gardens to front and rear. NO ONWARD CHAIN. Energy rating D.



Entrance

Open entrance porch. Part glazed entrance door to:

Entrance Hall

L-shaped with stairs to first floor. Double radiator. Built in coat cupboard. Under stairs storage cupboard. Door to double garage.

Cloakroom

Coloured suite comprising: Wash hand basin with a cupboard under. Low level W.C. Radiator. Sealed unit double glazed window to front aspect.

Sitting Room

19' 10" X 11' 10" (6.05m X 3.62m)

Adam style fireplace with coal effect gas fire. Double radiator. Single radiator. Sealed unit double glazed sliding patio doors to rear garden. Archway to Study.

Dining Room

9' 10" X 9' 10" (3.02m X 3.01m)

Double radiator. Sealed unit double glazed window to rear aspect.

Study*9' 10" X 7' 1" (3.02m X 2.18m)*

plus recess.

Double radiator. Sealed unit double glazed window to front aspect.

Kitchen

11' 8" X 7' 10" (3.58m X 2.39m)

Inset single drainer stainless steel sink unit with monobloc mixer tap and a cupboard under. Water softener. Further range of base and eye level units, rolled edged work surfaces, ceramic tiled splash areas. Four ring gas hob with concealed extractor hood over. Split level electric double oven and grill. Breakfast bar. Double radiator. Sealed unit double glazed window to rear aspect.

Utility

7' 10" X 5' 4" (2.40m X 1.63m)

Inset single drainer stainless steel sink unit with monobloc mixer tap and a cupboard under. Rolled edged work surface. Plumbing for automatic washing machine. Vent for tumble drier. "Worcester" gas fired boiler serving central heating and domestic hot water. UPVC double glazed door to side.

Utility

7' 10" X 5' 4" (2.40m X 1.63m)

Inset single drainer stainless steel sink unit with monobloc mixer tap and a cupboard under. Rolled edged work surface. Plumbing for automatic washing machine. Vent for tumble drier. "Worcester" gas fired boiler serving central heating and domestic hot water. UPVC double glazed door to side.

First Floor Landing

Access to loft space. Airing cupboard housing hot water tank and immersion heater. Linen shelf as fitted.

Bedroom One

15' 5" X 11' 4" (4.70m X 3.46m)

Radiator. Range of built in wardrobes. Sealed unit double glazed window to front aspect.

En-suite

White suite comprising: Double width, fully tiled shower cubicle with power shower. Wash hand basin with a cupboard under. Low level W.C. Full ceramic tiling to all walls. Ladder towel radiator. Extra fan. Sealed unit double glazed window to side aspect. Light and shaver point.

Bedroom Two

10' 11" X 9' 10" (3.35m X 3.02m)

Radiator. Built in wardrobes. Sealed unit double glazed window to rear aspect.

Bedroom Three

10' 3" X 10' 0" (3.14m X 3.05m)

Radiator. Sealed unit double glazed window to front aspect.

Bedroom Four

9' 10" X 8' 4" (3.02m X 2.56m)

Radiator. Sealed unit double glazed window to rear aspect.

Family Bathroom

6' 9" X 6' 1" (2.07m X 1.87m)

Coloured suite comprising: panel bath with mixer tap and shower attachment. Splash screen. Pedestal wash hand basin. Low level W.C. Full ceramic tiling to bath surround. Half tiling to remaining walls. Light and shaver point. Radiator. Sealed unit double glazed window to rear aspect.

Outside

Front Garden

Open plan, laid to lawn. Double width shingle drive leads to integral double garage. Gated side access to rear garden.

Rear Garden

Laid to lawn with well stocked flower and shrub beds and borders. Paved patio. Fully enclosed by wall and fencing. Not overlooked. Outside tap. Outside light.

Garage

16' 9" X 16' 6" (5.12m X 5.03m)

Integral double width garage with two up and over doors. Power and light connected. Personal door to entrance hall.

Please Note

All mains services connected.

Council Tax Band F.

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.





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Approximate total area⁽¹⁾
 1554.43 ft²
 144.41 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.

GRAFPE360

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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