

*Russell & Butler*

independent estate agents

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## Lenborough Close, Buckingham, MK18 1SE Asking Price £364,950.00 Freehold

A three-bedroom semidetached property located on the edge of a conservation wooded area and within close walking distance to Buckingham town centre. The property benefits further from gas to radiator central heating and Upvc double glazing.

The accommodation in brief: Entrance Hall, re-fitted ground floor cloakroom, kitchen, sitting room open through to the dining room, conservatory. On the first floor, landing, three good sized bedrooms and the re-fitted shower room. There is off road parking to the front leading to the single garage and enclosed gardens to the rear. EPC Rating C.



## Entrance

Upvc double glazed entrance door to:

## Entrance Hall

Stairs rising to first floor, under stairs storage cupboard with light, radiator, central heating thermostat, wood laminate flooring.

## Cloakroom

Re-fitted white suite of low evel W/C, wash hand basin with storage drawers under, chrome ladder radiator, Upvc double glazed window to front aspect, full height complimentary tiling to walls, inset down lighters, relace gas fired boiler serving both domestic hot water and radiator central heating.

## Sitting Room

4.69m x 3.27m

Double radiator, Upvc double glazed window to front aspect, wood laminate flooring, coving to ceiling, archway through to dining room.

## Dining Room

2.83m x 2.54m

Radiator, serving hatch from kitchen, wood laminate flooring, coving to ceiling, Upvc double glazed door to conservatory.

## Conservatory

3.48m x 2.67m

Upvc double glazed with glass roof, double radiator, wood laminate flooring, Upvc double glazed French patio door to rear garden.

## Kitchen

2.74m x 2.66m

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, a further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, plumbing for automatic washing machine, gas and electric cooker point, space for fridge/freezer, Upvc double glazed door and window to rear garden.

## First Floor Landing

Access to loft space with light and ladder, boarding, airing cupboard housing hot water tank, linen shelving as fitted, Upvc double glazed window to side aspect.

## Bedroom One

3.24m Max x 2.96m + Door Recess.

Radiator, built in double wardrobes, Upvc double glazed window to front aspect.

## Bedroom Two

3.62m x 2.59m + Door Recess.

Radiator, built in double wardrobe, Upvc double glazed window to rear aspect.

## Bedroom Three

2.75m x 2.71m

Radiator, Upvc double glazed window to rear aspect.

## Re-Fitted Shower Room

2.32m x 1.90m

Re-fitted to a high specification to comprise walk in double width fully tiled shower cubicle with glazed screen, low flush W/C, wash hand basin with mixer taps and storage drawer under, chrome ladder radiator, Upvc double glazed window to front aspect, full height complimentary ceramic tiling to walls, inset down lighters, extractor fan.

## Outside

### Front Garden

Paved with flower and shrub beds, shared drive with parking for one vehicle leading to the detached garage, Gated side access to rear garden, outside light.

### Single Garage

*17' 11" X 8' 2" (5.47m X 2.51m)*

With up and over door, power and light connected, personal door to front garden.

### Rear Garden

Rear garden is part paved and part lawn with well stocked flower and shrub beds and borders, fully enclosed.

### Please Note

All mains' services connected.

EPC Rating: C

Council Tax Band: D

O2, Vodaphone, EE and Three mobile coverage.

Standard and superfast broadband available.

Flood risk Low.

Measurements on floor plan are approximate 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 where the measurements are shown both in imperial and metric.

### 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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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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