

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



*Russell
&
Butler*
independent
estate agents

Brookside, Lillingstone Lovell, MK18 5BD
Asking Price £499,950 .00 Freehold

Positioned in the desirable and sought after location of Lillingstone Lovell this four bedroom semi detached family home with views overlooking fields and the parish Church. The property is in need of some updating offered for sale with no onward chain. Accommodation comprises: hallway, dual aspect sitting room enjoying open views to the front and doors leading out to the patio and rear garden, separate dining room, kitchen/breakfast room, separate utility room and ground floor cloakroom. To the first floor there are four bedrooms and the family bathroom. There is a driveway providing off road parking for several vehicles, the front of the property overlooks open fields and across to the parish church and there is a good size garden to the rear. EPC rating F . No Onward chain.



Entrance

Door to entrance hall.

Sitting Room

19' 6" X 16' 3" (5.95m X 4.96m)

Dual aspect sitting room with window to front aspect with open views, sliding doors to the rear garden, three wall light points, feature stone fireplace, electric storage heater.

Dining Room

12' 5" X 12' 0" (3.80m X 3.68m)

Window to front aspect with open views, four wall light points, radiator, under stairs storage cupboard.

Kitchen/Breakfast Room

18' 2" X 10' 9" (5.56m X 3.28m)

Maximum length and width measurements.

Comprising inset single drainer sink unit, cupboard under, further range of wall, base, drawer unit with work tops over, window to rear aspect overlooking the rear garden, radiator.

Utility

5' 4" X 5' 2" (1.64m X 1.59m)

Wall mounted LP Worcester gas fired boiler serving part central heating, window to rear aspect, space and plumbing for automatic washing machine, door to:

Cloakroom

With low level W/C, wall mounted wash hand basin, radiator, tiling to splash areas, window to side aspect.

First Floor Landing

Bedroom One

16' 2" X 10' 8" (4.93m X 3.26m)

Electric storage heater, storage cupboard, window to front aspect with open views.

Bedroom Two

8' 10" X 14' 4" (2.71m X 4.38m)

Two Velux windows, electric storage heater, built in wardrobe.

Bedroom Three

12' 3" X 9' 6" (3.74m X 2.91m)

Window to rear aspect, storage cupboard and airing cupboard housing hot water tank.

Bedroom Four

13' 8" X 7' 2" (4.18m X 2.20m)

Window to front aspect with views, electric storage heater.

Family Bathroom

Suite of corner bath, low level W/C, pedestal wash hand basin, tiling to splash areas, Velux window, radiator

Front Garden

Approached by driveway providing off road parking for several vehicles, lawn area, established trees and planting.

Rear Garden

A good sized rear garden laid mainly to lawn with a paved patio, raised flower beds, established flower beds and borders, outside tap, outside lighting, pathway leading up to and through the garden to storage sheds. Fully enclosed.

Please Note

All main services are connected with the exception of mains gas.

LP Gas

EPC rating F

Council tax band C

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.



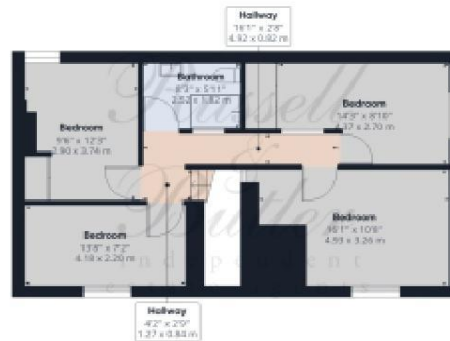


Russell
&
Butler





Floor 0



Floor 1

Approximate total area⁽¹⁾
1344.78 ft²
124.93 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.

GIRAFFE360

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

