



Banbury Lane
Kings Sutton, OX17 3RX



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three bedroom, semi-detached bungalow with a part converted garage, driveway and a low maintenance rear garden. No onward chain.

The property

20A Banbury Lane, Kings Sutton, is a three bedroom, semi-detached bungalow with a converted garage, driveway parking and a pleasant low maintenance rear garden. The property is located on a popular road and is a short walk from Kings Sutton train station and further amenities. The living accommodation is arranged over ground floor level and is well laid out. The accommodation is as follows; entrance porch, entrance hallway, sitting room, conservatory, kitchen, three bedrooms and a part converted garage with a utility area. Kings Sutton is a very popular village and has a community feel, there are train links into London. There are many amenities within the village including schools, shops and pubs. We have prepared a floorplan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful addition to the property with tiled flooring and a door leading into the hallway.

Entrance Hallway

A spacious hallway with wood effect laminate flooring. There is a window to the front aspect and doors leading to all rooms. There is a loft hatch to the roof space which is partially boarded and there is a light and ladder fitted.

Sitting Room

A spacious sitting room with a box window to the front aspect and a further window. There is a feature fireplace with an inset electric fire and plenty of space for furniture.

Kitchen

Fitted with a modern shaker style kitchen with worktops over and tiled splash backs. There is an integrated Bosh electric oven, a four ring electric hob and an extractor hood along with an integrated fridge-freezer. There is an inset ceramic sink and drainer and there is space and plumbing for a dish washer. There is a window to the side aspect and a door leading into the conservatory and the kitchen area has tiled flooring throughout.

Conservatory

A really useful addition to the property with a glass roof and fitted blinds. There are French doors leading into the garden and there is electric underfloor heating fitted.

Bedroom One

A good size double bedroom with fitted wardrobes and there is a window to the rear aspect. The laminate flooring from the hallway continues.

Dining Room/Bedroom Two

Currently used as a dining room with dual aspect windows to the front and side aspect. A good size bedroom with laminate flooring throughout.

Bedroom Three

A single bedroom with a window to the rear aspect. The laminate flooring from the hallway continues.

Shower Room

A spacious shower room which is fitted with a quality white suite comprising of a large walk-in shower, toilet and wash basin. There are panelled splash backs, tiled flooring and there is a heated towel rail.



Part Converted Garage

The former garage has been split into two useful areas. The front of the garage is a good storage space with power and lighting and there is an up-and-over door leading onto the driveway. The rear section of the garage has been converted into a utility area with space and plumbing for a washing machine and tumble a dryer. There are wall mounted cupboards and a pedestrian door to the rear garden along with a further door leading into the front storage area.

Outside

To the rear of the property there is a low maintenance paved garden with gravelled borders and a pergola seating area. There are established shrubs and trees and there is a further paved patio area behind the garage, along with a pathway leading to the front of the property. There is an outside tap fitted. To the front of the property there is a tarmac driveway providing parking for two vehicles, this then leads to a gravelled garden with established planted borders.

Situation

KINGS SUTTON is a popular village situated on the Oxfordshire/Northants borders. It has extremely good transport connections with easy access to the M40 motorway at Junction 10, Ardley (approximately 8 miles), and Junction 11, Banbury (approximately 5 miles). The village railway station has services to London (Paddington and Marylebone approximately 1 hour), Oxford (approximately 25 minutes) and Birmingham (approximately 45 minutes). The village is well served by local amenities, including a general store, post office, primary school, 2 public houses and a fine 13th century church with a renowned 190' spire. The nearby market town of Banbury has more extensive shopping facilities, and Oxford offers a wide range of cultural pursuit.

Directions

From Banbury proceed in a Southerly direction towards Oxford (A4260). After approximately two miles, as you reach Twyford turn left where signposted to Kings Sutton. You will enter the village on Banbury Lane where the property will be seen after a short distance on your left.

Services

All mains services connected. The gas fired boiler is located in the loft space.

Local Authority

South Northants District Council. Tax band C.

Viewing arrangements

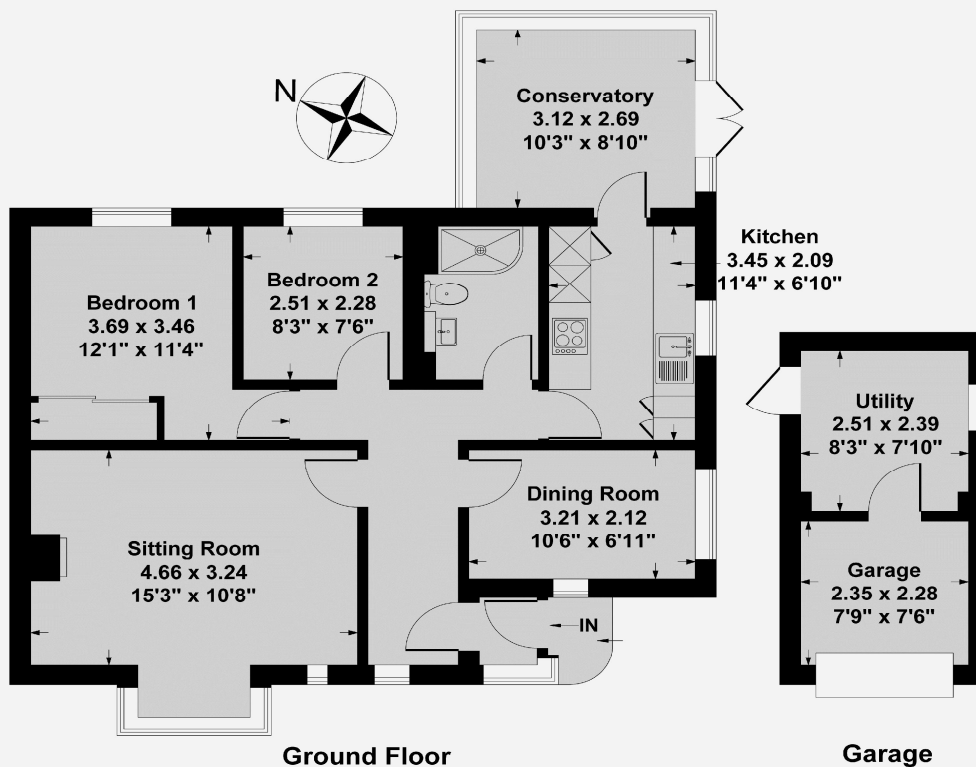
Strictly by prior arrangement with Round & Jackson.

Tenure

A Freehold property.

Guide Price: £350,000





Ground Floor Approx Area = 73.27 sq m / 789 sq ft

Garage Approx Area = 11.80 sq m / 127 sq ft

Total Area = 85.07 sq m / 916 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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