



Connells

Lincoln
Buckingham



Property Description

Nestled in this desirable development with views of an open green space to the front, this well presented spacious three-bedroom detached property is a prime example and is ready for you to make this your home. From the moment you step through the inviting entrance, you'll be drawn in by the size and light blend of this comfortable home.

Step into the spacious lounge, bathed in natural light with its triple aspect view. Creating an ambiance that makes you feel right at home. The open plan kitchen/dining room is at the heart of this home with high gloss kitchen cupboards, built in appliances and ample storage space. There is space for a good sized dining table.

Convenience is key in this remarkable property. A downstairs toilet ensures utmost comfort for you and your guests and the UPVC conservatory, while upstairs, three generously sized double bedrooms and a modern family bathroom. The master bedroom is of a good sized, boasting an en-suite shower room and two built in double wardrobes.

Outside you will find the private rear garden with a patio area and low maintenance shingle area for plants and pots, personal door to the single garage and gated side access.

The single garage has light and power, eaves storage and a block paved driveway providing off road parking for two cars. The front garden is mainly laid to lawn with flow border and a footpath leading to the front door.

Mortgage Services

Connells Buckingham have a Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.

Entrance Hall

Door to the front. Tiled floor. Radiator. Cupboard for coats. Stairs up to the first floor.

Cloakroom

Modern white suite comprising of WC and basin. Tiled splashbacks. Tiled floor. Radiator. UPVC double glazed window

Lounge

18' 4" x 13' 1" MAX into the bay window (5.59m x 3.99m MAX into the bay window)

Triple aspect room. Bay window to the side. Two radiators. UPVC double glazed patio doors to the rear. TV point. Carpet. Telephone point.

Kitchen/diner

18' 4" max x 12' 6" max (5.59m max x 3.81m max)

Dual aspect open plan kitchen/diner. Tiled floor. Radiator. Modern fitted kitchen with worktop over. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Oven with gas hob. Overhead extractor. Radiator. Inset sink 1 1/2 bowl and drainer. Door to the conservatory.

Conservatory

9' 2" x 8' 10" (2.79m x 2.69m)
Victorian style UPVC double glazed conservatory with brick skirt. Light and power. Tiled floor. Double patio doors to the garden.

Landing

Stairs from the entrance hall. Landing window. Airing cupboard. Loft access.

Master Bedroom

11' 7" max x 14' 3" max (3.53m max x 4.34m max)
Double room. Two double fitted wardrobes. Radiator. TV point. UPVC double glazed window to the front. Carpet.

En Suite

Modern white suite comprising of shower cubicle, WC and basin. Tiled floor. Part tiled. Radiator. UPVC double glazed window. Shaver socket.

Bedroom 2

12' 1" max x 10' max (3.68m max x 3.05m max)
Double room. Single wardrobe. UPVC double glazed window to the front. TV point. Radiator. Carpet.

Bedroom 3

12' 2" max x 8' 2" max (3.71m max x 2.49m max)
Double room. Single fitted wardrobe. UPVC double glazed window to the rear.

Bathroom

Modern white fitted suite comprising of bath with mixer taps and separate shower, WC and basin, mostly tiled. Tiled floor. Extractor fan. Radiator. Spotlights.

Front Garden

Mainly laid to lawn. Flower and shrub border. Wooden picket fence and gate to footpath leading to the front door.

Rear Garden

Low maintenance, laid to gravel for ease of maintenance. Patio area. Metal pergola and wooden shed. Gated side access. Door to single garage. North east facing. Outside tap. Fence and wall surround.

Parking

Block paved driveway for 2 cars.

Outbuildings

Detached single garage with light and power. Up and over door. Eaves storage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online [connells.co.uk/Property/BUK306541](https://www.connells.co.uk/Property/BUK306541)

Tenure: Freehold



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