



**Connells**

Bowlers Lane  
Padbury Buckingham



### Property Description

Welcome to this exquisite three-bedroom detached property nestled in this peaceful highly sought-after village of Padbury. Upon entering, you are greeted by an open plan hallway, featuring a convenient WC. The lounge is beautifully decorated and flooded with light with three windows, at the heart of this fabulous home is the open plan modern kitchen/diner which boasts ample storage units, abundant worktop space, and French doors leading to the garden.

Ascending to the first floor, you'll discover a generously proportioned master suite complete with a three-piece en-suite and fitted wardrobes. Bedroom two offers another spacious double, with the third bedroom being a single room currently used as an office, a tastefully appointed three-piece family bathroom.

Outside, the property presents an attractive front garden, easily maintained for your convenience, alongside a lengthy driveway and garage positioned to the side. The landscaped garden provides an entertainment area thoughtfully situated at the bottom, ensuring delightful gatherings with friends and family. Moreover, the rear garden offers a sense of privacy, allowing you to unwind in peace and an addition of a multi-use garden room.

### 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

## Cloakroom

WC. Basin. Radiator. Tiled floor.

## Lounge

16' 1" x 10' 8" ( 4.90m x 3.25m )  
Dual aspect. Wood effect laminate. Two radiators.

## Kitchen

16' 1" x 8' 6" ( 4.90m x 2.59m )  
Modern fitted kitchen. Integrated fridge freezer, washing machine and dishwasher. Stainless steel sink with drainer. Patio doors leading out. Tiled floor.

## Landing

Stairs from the entrance hall.

## Master Bedroom

9' 3" x 10' 3" ( 2.82m x 3.12m )  
UPVC double glazed window to the rear. Fitted double wardrobe. Wood effect laminate flooring.

## En Suite

UPVC double glazed window. Shower cubicle. WC. Basin. Heated towel rail. Tiled floor.

## Bedroom 2

8' 6" x 9' 4" not including wardrobe recess ( 2.59m x 2.84m not including wardrobe recess )  
UPVC double glazed window. Radiator. Carpet.

## Bedroom 3

10' 8" x 7' 2" ( 3.25m x 2.18m )  
UPVC double glazed window. Radiator.

## Bathroom

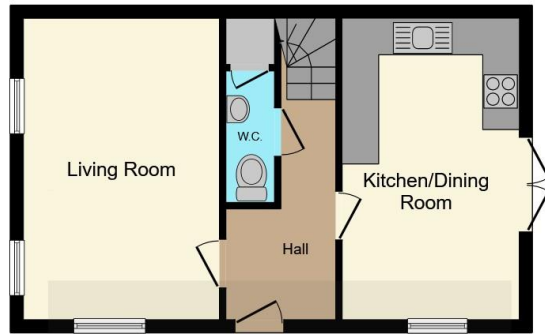
White fitted suite comprising of bath with mixer taps, WC and basin. Heated towel rail. Tiled flooring.

## Garage

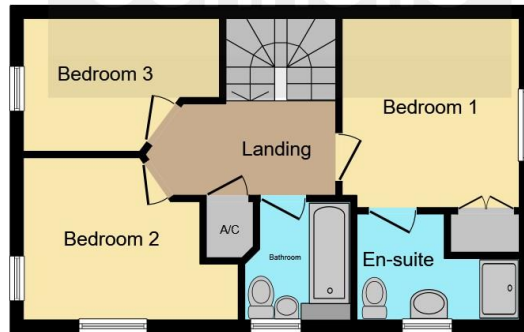
## Driveway

For 3 vehicles





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

**T 01280 822 727**  
**E [buckingham@connells.co.uk](mailto:buckingham@connells.co.uk)**

2 West Street  
 BUCKINGHAM MK18 1HL

**EPC Rating: B**

**view this property online [connells.co.uk/Property/BUK306852](http://connells.co.uk/Property/BUK306852)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUK306852 - 0003