



51 Lapsley Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



51 Lapsley Drive

Banbury, OX16 1EN

£340,000

An immaculately presented stone built, three bedroom family home with a low maintenance rear garden and a garage with driveway parking and located on the popular Hanwell Fields development on the norther side of town.

The Property

51 Lapsley Drive, Banbury is a very well presented, three bedroom, stone built family home which has been modernised and reconfigured by the current owners. The property benefits from having a low maintenance rear garden and a garage with driveway parking. The property is located on the popular Hanwell Fields development on the northern side of town and is within easy walking distance to shops and the local Primary School. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, W.C, open plan kitchen diner which has recently been replaced and a sitting room. On the first floor there are three good size bedrooms with an en-suite to the master and there is also a family bathroom. Outside to the rear there is a low maintenance paved garden with gated access to the front and rear where there is a single garage with driveway parking in front for one vehicle. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading into the ground floor rooms. There is high quality laminate flooring fitted throughout.

Sitting Room

A good size sitting room with a window to the front aspect and french doors leading into the rear garden. There is a central fireplace and surround which houses a gas fired, coal effect fire. The flooring from the hallway continues throughout.

W.C

Fitted with a white suite comprising a toilet and hand basin with a window to the front aspect and the flooring from the hallway continues.

Kitchen Diner

Reconfigured and replaced in 2021 with a Wickes shaker style kitchen with white fronted cabinets with wood effect worktops and attractive tiled splash backs. The whole area flows beautifully with plenty of space for a dining table and chairs and the whole room is bright and airy with windows to both the front and rear aspects. There are a range of integrated appliances including a double electric oven, five ring gas hob and extractor, a dish washer and a washing machine. There is a one and a half bowl sink with drainer and an electric plinth heater and there is high quality wood effect flooring throughout. There is a useful built-in shelved cupboard and there is a door leading into the rear garden.

First Floor Landing

Doors leading to all the first floor rooms with a window to the rear aspect.

Bedroom One

A very large and impressive double bedroom with a window to the front aspect. There are fitted wardrobes and there is a door leading into the en-suite. The en-suite is large and is fitted with a walk-in shower, toilet and wash basin. There are tiled splash backs, vinyl flooring is fitted and there is a window to the front aspect.

Bedroom Two

A large double bedroom with a window to the front aspect and fitted wardrobes. There is a further built-in storage cupboard which houses the gas fired Worcester combination boiler.

Bedroom Three

A good size single bedroom with a window to the rear aspect.



Family Bathroom

Fitted with a white suite comprising a panelled bath with a mixer shower over, a toilet and wash basin. There are attractive tiled splash backs and good quality vinyl flooring is fitted throughout. There is a window to the front aspect.

Garage

A single garage with an up-and-over door leading onto a driveway for one vehicle. There is a solar panel fitted that runs the light.

Outside

To the rear there is a low maintenance paved garden with a gravelled section at the foot of the garden and sleeper edged borders. There is an outside tap and there is a useful storage space to the side of the property which is ideal for wheelie bin storage. There is a gate leading to the garage and driveway and a further gate leading to the front of the property. To the front of the property there is a good size gravelled garden with a pathway leading to the front door and access to the side gate.

Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Follow this road and and turn left into Lapsley Drive at the first roundabout. Continue for approximately 300 yards where the property will be found on the left hand side just before the turning for Griffith Road which is also on the left.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

Services

All mains services connected. The gas fired boiler is located in bedroom two.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A Freehold property

Viewing arrangements

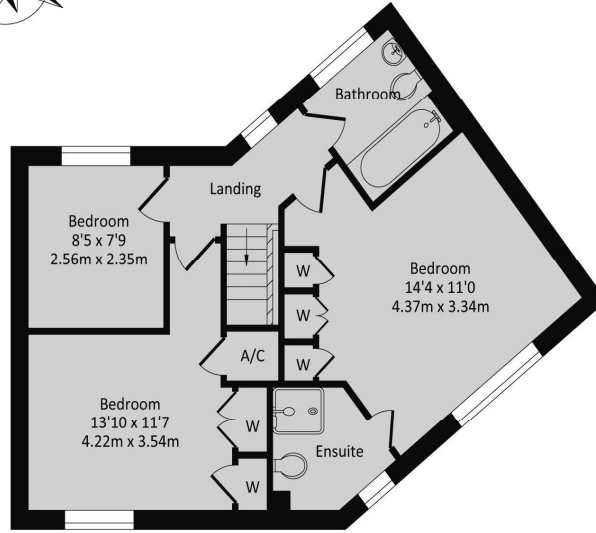
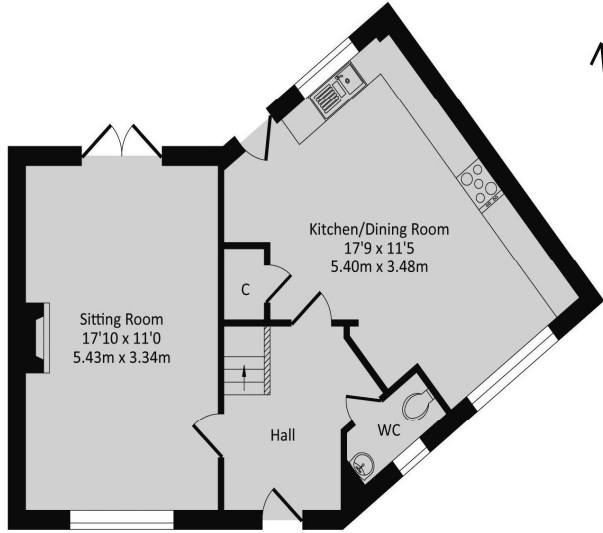
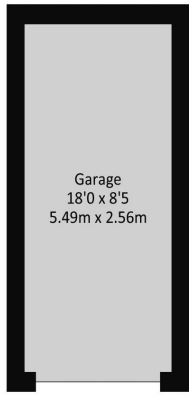
Strictly by prior arrangement with Round & Jackson



Garage
Approx. Floor
Area 152 Sq.Ft.
(14.10 Sq.M.)

Ground Floor
Approx. Floor
Area 518 Sq.Ft.
(48.10 Sq.M.)

First Floor
Approx. Floor
Area 518 Sq.Ft.
(48.10 Sq.M.)



Total Approx. Floor Area 1188 Sq.Ft. (110.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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