

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**15 Lucerne Avenue, Bure Park,  
Bicester, Oxfordshire. OX26 3EW**

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**15 Lucerne Avenue, Bicester, Oxon. OX26 3EW**



**Four Bedroom Detached with Double Garage and Conservatory  
Hall, Cloakroom, Living Room, Dining room, Kitchen Breakfast,  
Utility, Four Bedrooms, Bathroom & En-Suite.**

**FREEHOLD**

**Offers in Excess of: £ 525,000**

- ❖ Redecorated throughout & New Carpets
- ❖ Entrance Hall with Coats Cupboard, Cloakroom
- ❖ 11'10 x 14'5 Kitchen Breakfast Room
- ❖ Living Room
- ❖ Dining Room
- ❖ Conservatory
- ❖ Landing, Four Bedrooms
- ❖ Bathroom & En-Suite Shower Room
- ❖ PVC Glazing, Gas to Radiator Heating
- ❖ Open plan Front & Enclosed Rear Garden
- ❖ Double Garage & Driveway

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### **Key Facts for Buyers:**

EPC: Rating C (70)  
Council Tax: Band E (£2,613 approx).

### **Ground Floor:**

Outside courtesy light, part glazed security front door to:-

#### **ENTRANCE HALL:**

Front aspect PVC windows either side of the front door, coving, radiator, solid wooden flooring, built-in coats cupboard, central heating thermostat, staircase.

#### **CLOAKROOM:**

Front aspect PVC porthole window, extractor fan, solid wooden flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

#### **LIVING ROOM: 17'2 x 11'11.**

Front aspect leaded light PVC window, coving, solid wooden flooring, radiator, fireplace with living flame coal effect fire plus marble hearth & surround and ornate painted wooden mantle over, wall light points, TV point.

#### **KITCHEN BREAKFAST ROOM: 14'5 x 11'10.**

Twin rear aspect PVC windows, ceramic tiled floor, radiator, under-stairs cupboard. Range of tall, base and wall units with square edge laminate worktops and tiled surrounds, stainless steel & glass finish double cavity fan oven/ oven-grill, two sets of 600mm cutlery & pan drawers, 5-ring ceramic gas hob, wide stainless steel extractor hood, integrated dishwasher, 1½ bowl sink, breakfast bar, space for wide fridge freezer.

#### **UTILITY ROOM: 5'9 x 5'0.**

Side aspect half glazed security door to the side path, extractor fan, ceramic tiled floor, wall mounted boiler. Base unit with worktop, sink and spaces under for washing machine & tumble dryer.

#### **DINING ROOM: 10'8 x 10'0.**

Rear aspect sliding patio door to the conservatory, coving, radiator.

#### **CONSERVATORY: 10'6 x 9'0.**

Dwarf cavity wall base with PVC window sections and PVC French doors to the garden, pitched polycarbonate sandwich roof, radiator, ceramic tiled floor.

### **First Floor:**

#### **LANDING:**

Loft hatch, radiator, airing cupboard.

#### **BEDROOM ONE: 13'3 x 12'0.**

Front aspect leaded-light PVC window, radiator, built-in 4-door wardrobe.

#### **EN-SUITE: 8'2 x 3'3.**

Side aspect PVC window, extractor fan, vinyl flooring, radiator, shower enclosure with 'Aqualisa' thermostatic shower and sliding head support, pedestal wash hand basin, shaver socket, close coupled WC.

#### **BEDROOM TWO: 12'4 x 8'11.**

Front aspect leaded-light PVC window, radiator, built-in 4-door wardrobe.

#### **BEDROOM THREE: 11'4 x 9'6.**

Rear aspect PVC window, radiator.

#### **BEDROOM FOUR: 9'3 x 7'10.**

Rear aspect PVC window, radiator.

#### **BATHROOM: 7'10 x 6'0.**

Rear aspect PVC window, extractor fan, ceramic tiled floor, chrome heated towel rail, shower bath with mixer tap and thermostatic shower over with fixed rain head and second hand-held head plus sliding head support, concealed cistern WC, inset wash hand basin.

### **Outside:**

**FRONT GARDEN: Refer to photo.**

**REAR GARDEN: Refer to photos.**

#### **DOUBLE GARAGE: 17'6 x 17'6.**

Wide up and over door, light & power, eaves storage.

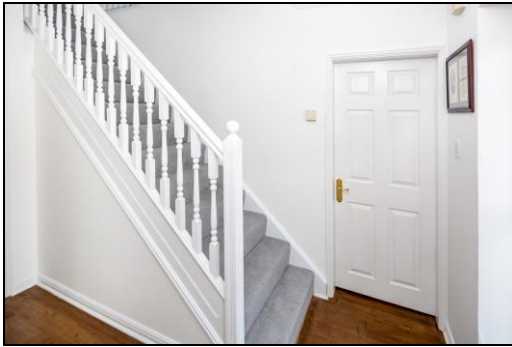
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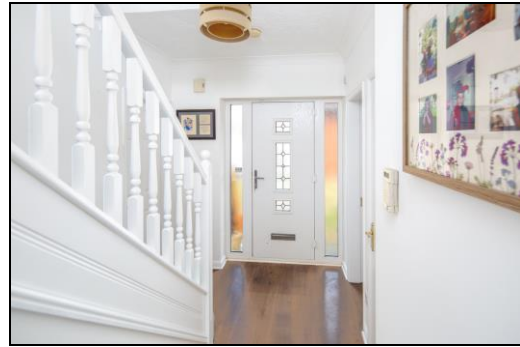
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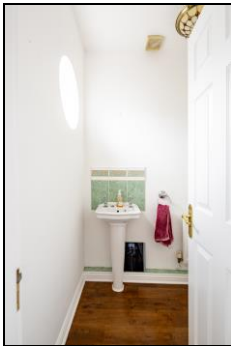
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Entrance Hall



Entrance Hall



Cloakroom



Living Room



Living Room



Living Room



Living Room



Living Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



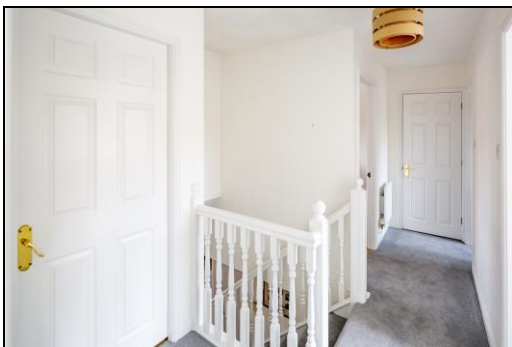
Utility Room



Dining Room



Dining Room



Landing



Conservatory

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Bathroom



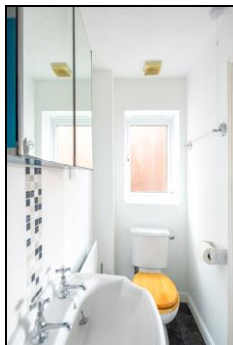
Bedroom One



Bedroom One



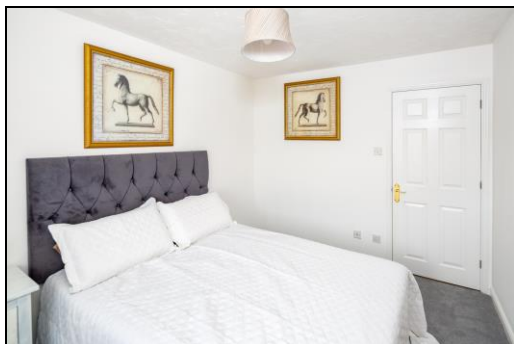
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Three



Bedroom Four



Rear Garden



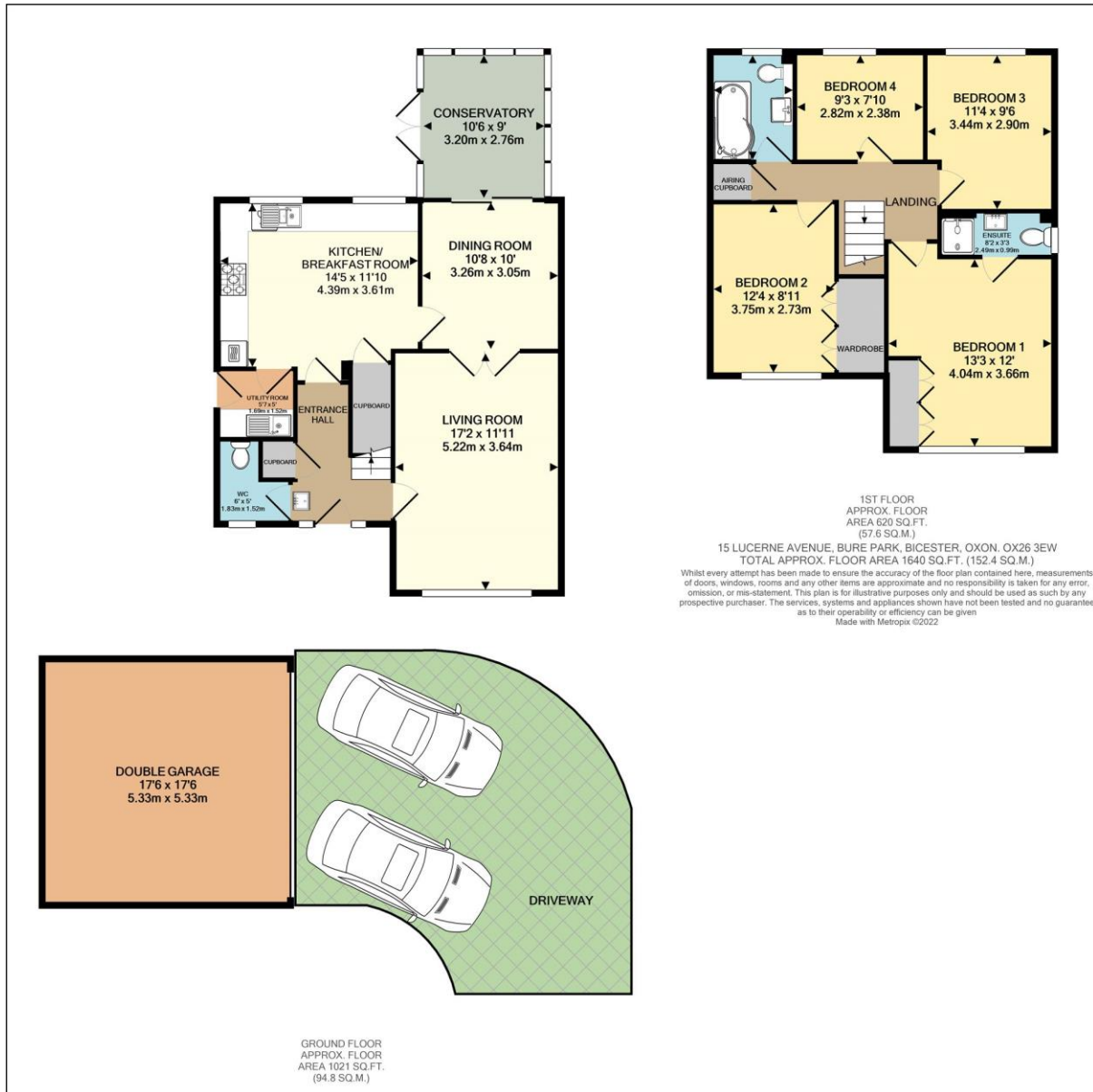
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