

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



14 Lingfield Road, Kingsmere, Bicester, Oxon. OX26 1DP

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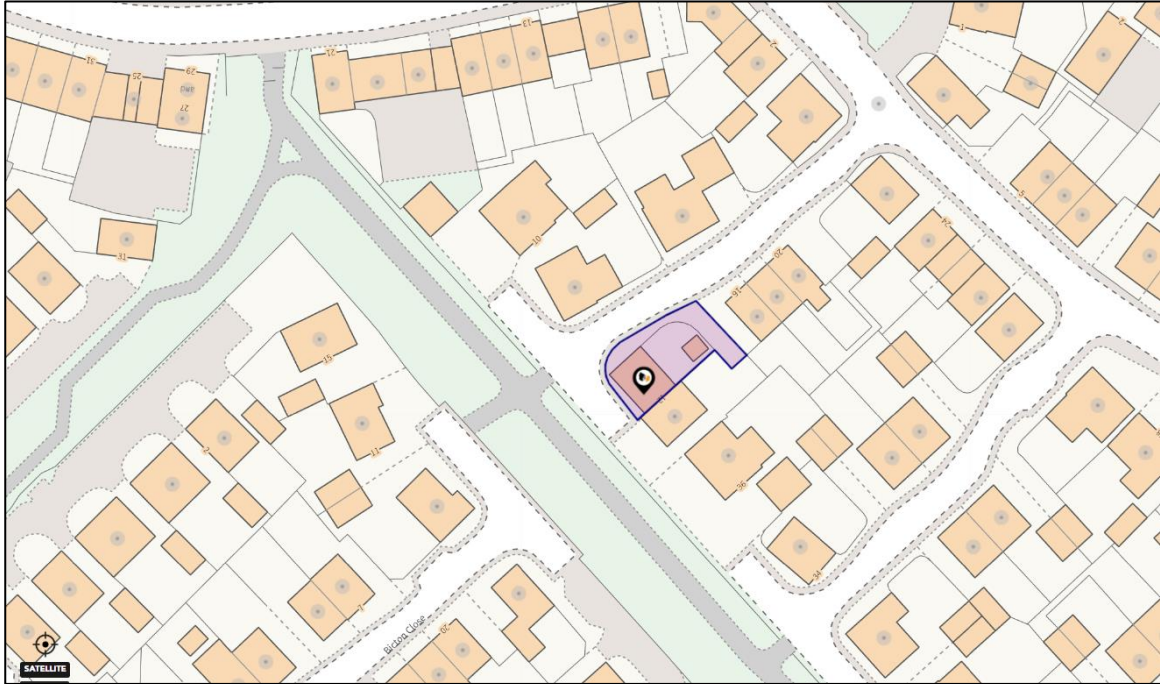
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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**A Three Bedroom Semi-Detached House with Cloakroom,
Living Room, Kitchen Diner, Bathroom and En-Suite,
Front Garden, Rear Garden with Garden Office and
Driveway Parking for Two Cars in Tandem**

FREEHOLD

Offers in Excess of: £ 450,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Rear Garden with Garden Office
- ❖ Close to Local Amenities including Schools
- ❖ Walking Distance to Bicester Village and Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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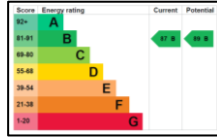
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Key Facts for Buyers:

EPC: Rating of B (87).
Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

SLOPING PORCH:

Outside courtesy light, outside gas and electric meter boxes.

ENTRANCE HALL:

Plain plaster ceiling, "Amtico" flooring, "Next" central heating thermostat, radiator.

CLOAKROOM: 5'10 x 3'8

Plain plaster ceiling, extractor fan, half tiled walls, dual flush close coupled WC, pedestal wash hand basin, radiator, ceramic tiled floor.

LIVING ROOM: 19'6 x 10'1 widening to 11'4 into bay

Side aspect PVC bay window, front aspect PVC window and rear aspect PVC French doors with windows either side, plain plaster ceiling, two radiators, multi-media point.

KITCHEN DINER: 19'6 x 8'4 widening to 15'6 into bay. Dining Area 15'6 x 7'6

Front aspect PVC window, rear aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, understairs cupboard, "Ideal Logic Heat H12" boiler. Range of tall base and eye level units, laminate worksurfaces and upstands, integrated washing machine, 600mm under sink base unit, 1½ bowl stainless steel sink, integrated dishwasher, 500mm base unit, 600mm cutlery and pan drawers, 500mm base unit, 500mm corner base unit with 300mm door, 4-ring stainless steel gas hob, splashback, 600mm stainless steel extractor hood, tall 600mm unit, second tall 600mm unit with double cavity fan oven/ovel grill, third 600mm tall unit with open fronted top half.

First Floor:

LANDING:

Rear aspect PVC window, plain plaster ceiling, airing cupboard, radiator.

BATHROOM: 7'7 x 7'1

Side and rear aspect PVC windows, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, half tiled walls, chrome heated towel rail, panel enclosed bath with mixer tap, large mirror, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM ONE: 11'7 extending to 14'0 by door x 10'4 narrowing to 9'4

Front aspect PVC window, plain plaster ceiling, radiator, 1600mm built-in wardrobe.

EN-SUITE: 7'2 x 4'8

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail 1180mm x 720mm shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 10'7 (including wardrobe) x 9'0 widening to 12'3 and bulkhead cupboard

Front aspect PVC window, plain plaster ceiling, radiator, 1840mm built-in wardrobe, over stairs bulkhead cupboard.

BEDROOM THREE: 9'0 x 8'8

Rear aspect PVC window, plain plaster ceiling, radiator, strip laid vinyl tile flooring.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Gate to parking.

GARDEN OFFICE: 1960mm x 1840mm

Plain plaster ceiling, rear and side aspect PVC windows, PVC French door, plastered walls, laid strip vinyl tile flooring.

PARKING:

Off-road parking for two cars in tandem.

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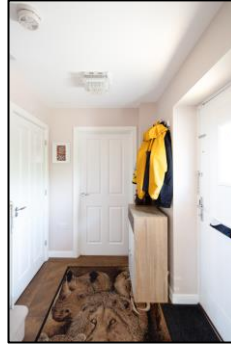
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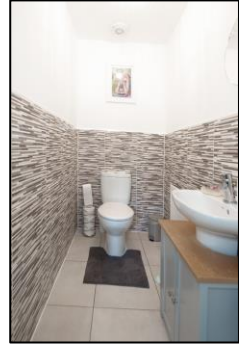
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Front



Entrance Hall and Cloakroom



Living Room



Living Room



Kitchen Diner

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Kitchen Diner



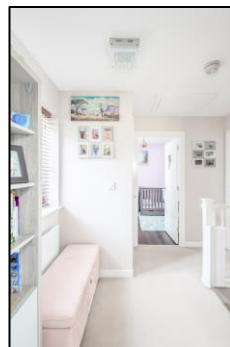
Kitchen Diner



Kitchen Diner



Kitchen Diner



Landing and Bathroom



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Bedroom One



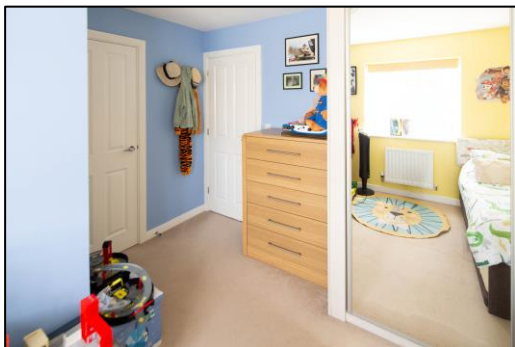
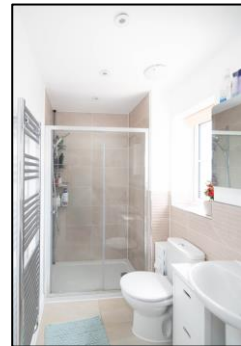
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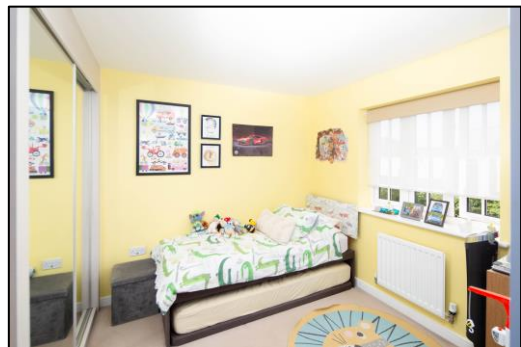
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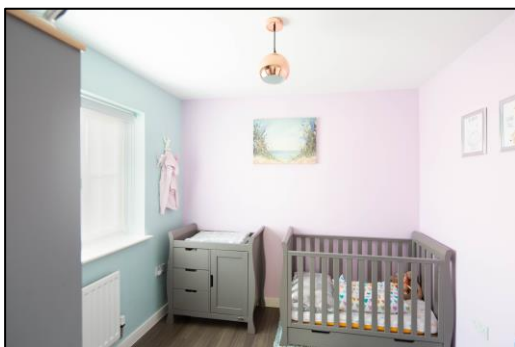
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Rear Elevation and Patio

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Rear Garden with Garden Office



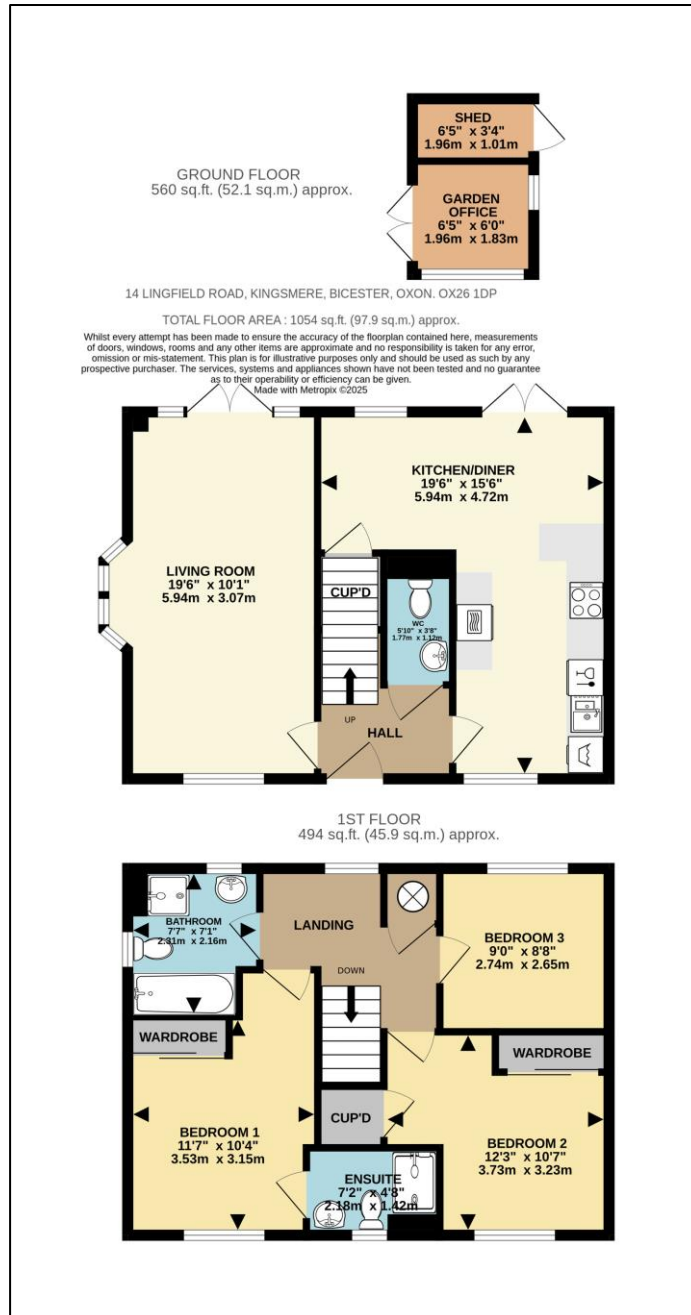
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