

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**34 Lingfield Road, Kingsmere,
Bicester, Oxfordshire. OX26 1DP**

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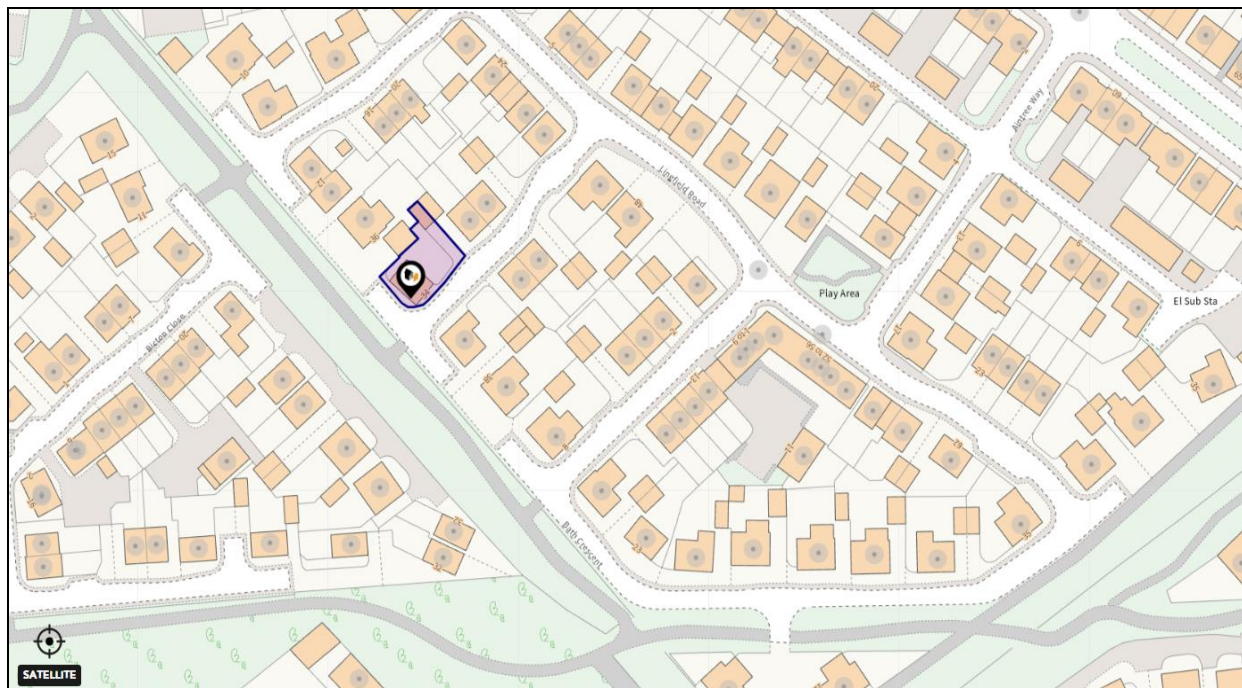
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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



A Three Bedroom Detached House on a Corner Plot with Hall, Cloakroom, Kitchen-Diner, Living Room, Bathroom and En-Suite, Front and Rear Gardens, Garage, Driveway Parking for Two Cars Four Solar Panels (owned outright) and 88- B EPC rating.

FREEHOLD

£ 475,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ 4 No. Solar Panels (owned outright)
- ❖ Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (88).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

SLOPING OPEN PORCH:

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

ENTRANCE HALL: 6'10 x 5'8

Plain plaster ceiling, radiator, "Amtico" flooring, "Nest" central heating thermostatic (downstairs zone and hot water).

CLOAKROOM: 5'10 x 3'7.

Plain plaster ceiling, extractor fan, "Amtico" flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

KITCHEN DINER: 19'6 x 8'4 widening to 15'5.

Kitchen Area (12'2 x 8'4):

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, "Amtico" flooring. Range of tall base and eye level units, laminate work surface and upstands, tiled surrounds, tall 600mm larder unit, tall unit with 1040mm fridge and 640mm freezer (3 drawers), 600mm base unit, 600mm cutlery and pan drawers, stainless steel 4-ring gas hob, 600mm base unit, integrated dishwasher, 1½ bowl stainless steel sink, "Qettle" boiling and filtered tap, 600mm base unit, 600mm integrated washing machine.

Dining Area: (15'5 x 7'4).

Rear aspect PVC window and side aspect PVC window, PVC French doors, plain plaster ceiling, "Amtico" flooring, understairs cupboard, broadband hub, (fibre to the property).

LIVING ROOM: 19'6 x 10'1

Front aspect PVC window, rear aspect PVC French doors with windows either side, plain plaster ceiling, two radiators, Cat 6 Ethernet, TV.

First Floor:

LANDING:

Rear aspect PVC window, plain plaster ceiling, access to loft space (*large hatch with ladder, boarded on stilts, hard wired light*), radiator.

BATHROOM: 7'8 narrowing to 5'7 x 6'10

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, "Amtico" flooring, radiator, panel enclosed bath with mixer tap, 740mm x 740mm shower enclosure, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

BEDROOM ONE: 11'6 (including wardrobe) x 10'4 narrowing to 9'5 including built-in furniture

Front aspect PVC window, plain plaster ceiling, radiator, 6-ft (1700mm) wardrobes, 1700mm built-in furniture with cupboards and drawers (*refer to photographs*), "Karndean" flooring.

EN-SUITE: 6'11 x 4'7

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail "Amtico" flooring, 1200mm x 740mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM TWO: 9'2 extending to 12'2 x 10'7 narrowing to 5'7 plus bulkhead cupboard.

Front aspect PVC window, plain plaster ceiling, over-stairs bulkhead cupboard, radiator, 1830mm fitted wardrobe.

BEDROOM THREE: 9'0 x 8'7

Rear aspect PVC window, plain plaster ceiling, radiator, CAT 6 Ethernet socket.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate.

GARAGE: 9'10 x 9'7

Up and over door, light and power, eaves storage, side door, light & power. Driveway parking for two cars in tandem, electric charging point.

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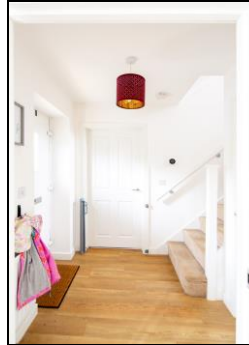
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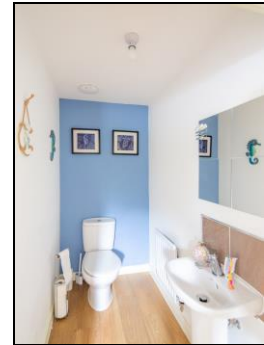
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Front



Hall, Cloakroom



Living Room



Living Room



Living Room



Kitchen Diner – Kitchen Area



Kitchen Diner – Kitchen Area



Kitchen Diner – Dining Area

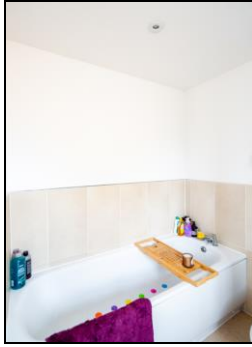
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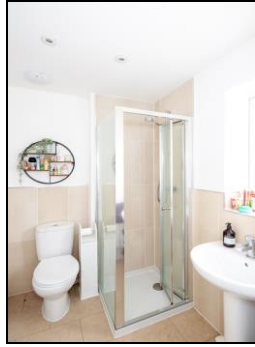
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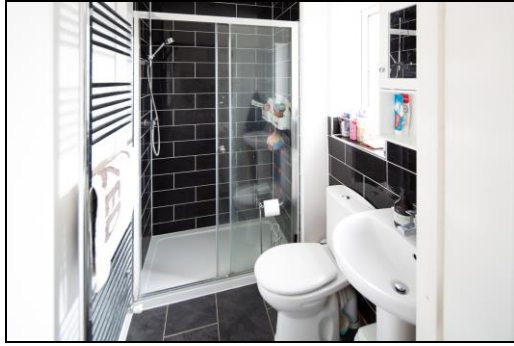
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Main Bathroom



Bedroom One



En-suite



Bedroom One



Bedroom Three



Bedroom One



Bedroom Two



Bedroom Two

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Garage & Driveway



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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Space for Notes:

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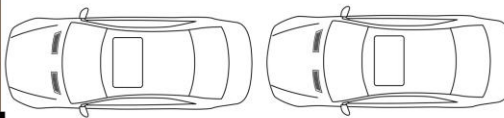
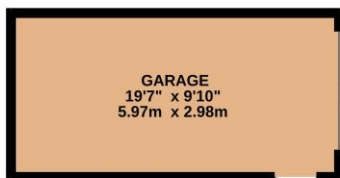
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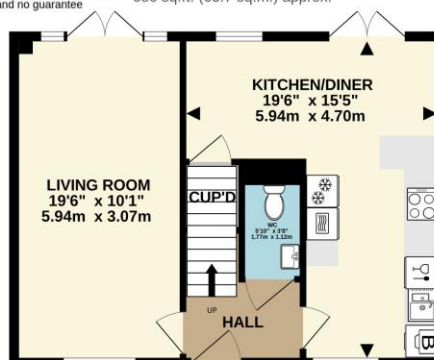


34 LINGFIELD ROAD, KINGSMERE, BICESTER, OXON. OX26 1DP

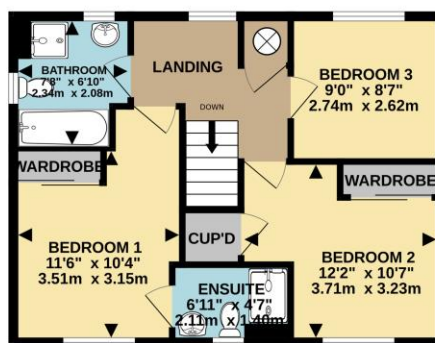
TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.