

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

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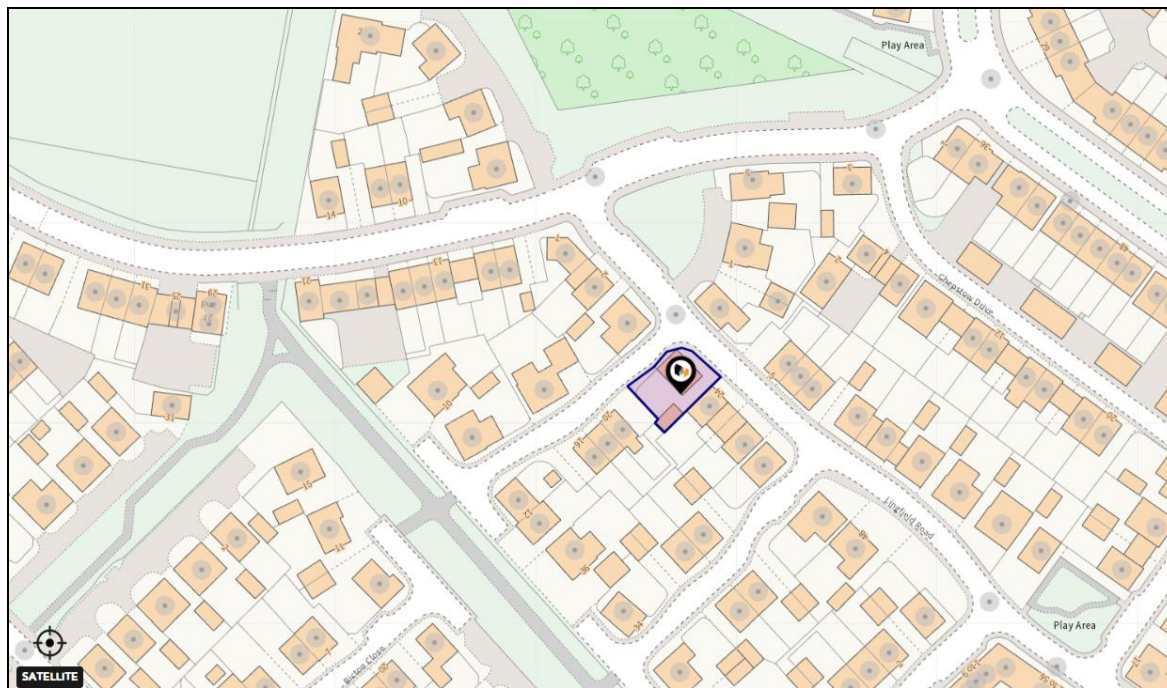
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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



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

FREEHOLD

Offers in Excess of: £ 475,000

- ❖ Open Sloping Porch
- ❖ Entrance Hall, Cloakroom
- ❖ Living Room
- ❖ Dining Kitchen
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for Two Cars in Tandem
- ❖ 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.

ENTRANCE HALL: 6'11 x 5'2

Plain plaster ceiling "Amitco" flooring, radiator, central heating thermostat (*ground floor zone*), staircase.

CLOAKROOM:

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

KITCHEN DINER: overall 19'6

Kitchen Area (12'0 x 8'5) : Front aspect PVC window, plain plaster ceiling, downlighting, wall mounted "Ideal Logic H12" boiler, "Amitco" flooring, radiator. Range of tall base and eye level units, roll edge laminate worksurfaces, laminate upstands, 600mm tall larder unit, 600mm tall unit with stainless steel and glass fan oven grill, 600mm tall unit with 840mm fridge, 840mm freezer, 600mm integrated bin, base unit, 600mm base unit, electric ceramic hob, stainless steel base unit, stainless steel extractor hood, 600mm base unit, integrated dishwasher, 1½ stainless steel sink, 600mm, undersink base unit, integrated washing machine.

Dining Area (15'6 x 7'6): Rear aspect PVC window, PVC French doors, plain plaster ceiling, "Amitco" flooring, radiator, understairs cupboard enclosing RCD/MCB electricity consumer unit.

LIVING ROOM: 19'6 x 10'1

Front aspect PVC window, rear aspect PVC French doors to garden with windows either side, plain plaster ceiling, "Amitco" flooring. two radiators.

First Floor:

LANDING:

Rear aspect PVC window, plain plaster ceiling, access to loft space, airing cupboard.

BEDROOM ONE: 11'8 including wardrobe x 11'4 narrowing to 9'6

Front aspect PVC window, plain plaster ceiling, "Amitco" flooring, radiator, built-in wardrobe, TV point, 1700mm wardrobe.

EN-SUITE: 6'11 x 4'8

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, "Amitco" flooring, radiator, 1200mm x 760mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BATHROOM: 7'7 x 7'3

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

BEDROOM TWO: 12'4 narrowing to 9'3 x 10'8

Front aspect PVC window, plain plaster ceiling, "Amitco" flooring, radiator.

BEDROOM THREE: 8'11 x 8'6

Front aspect PVC window, plain plaster ceiling, "Amitco" flooring, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE:

Up and over door, half glazed side door, eaves storage, driveway parking for two cars in tandem.

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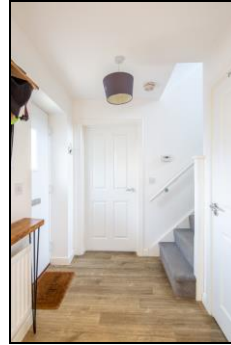
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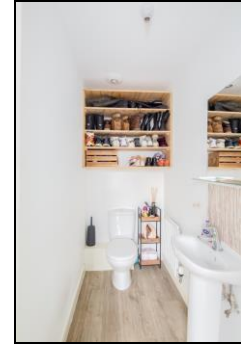
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Front



Entrance Hall and Cloakroom



Kitchen Area



Kitchen Area



Kitchen Area

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Dining Area



Living Room

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Living Room



Living Room



Bathroom



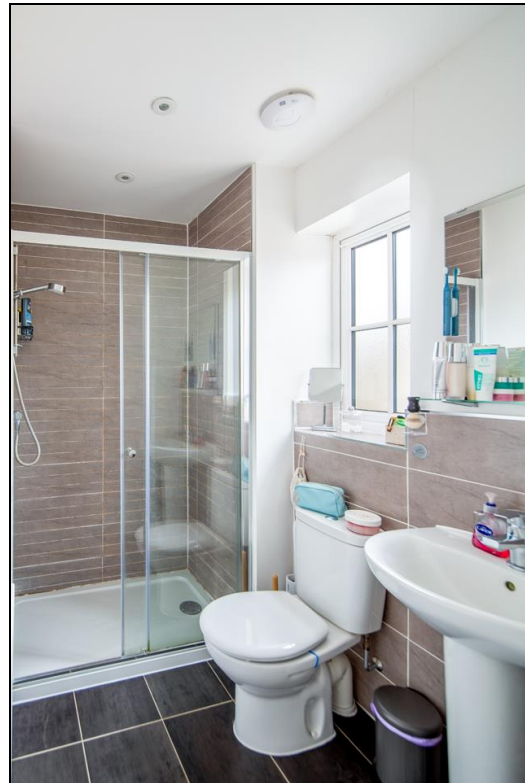
Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One

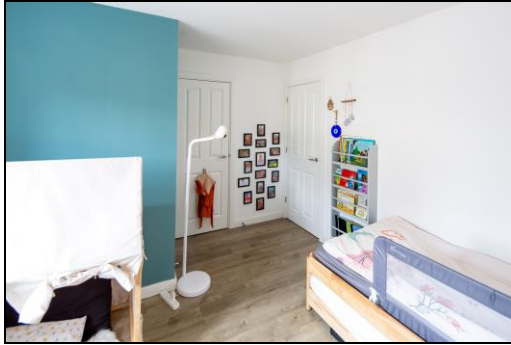
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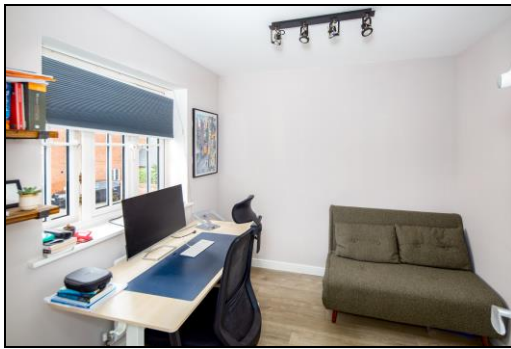
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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden

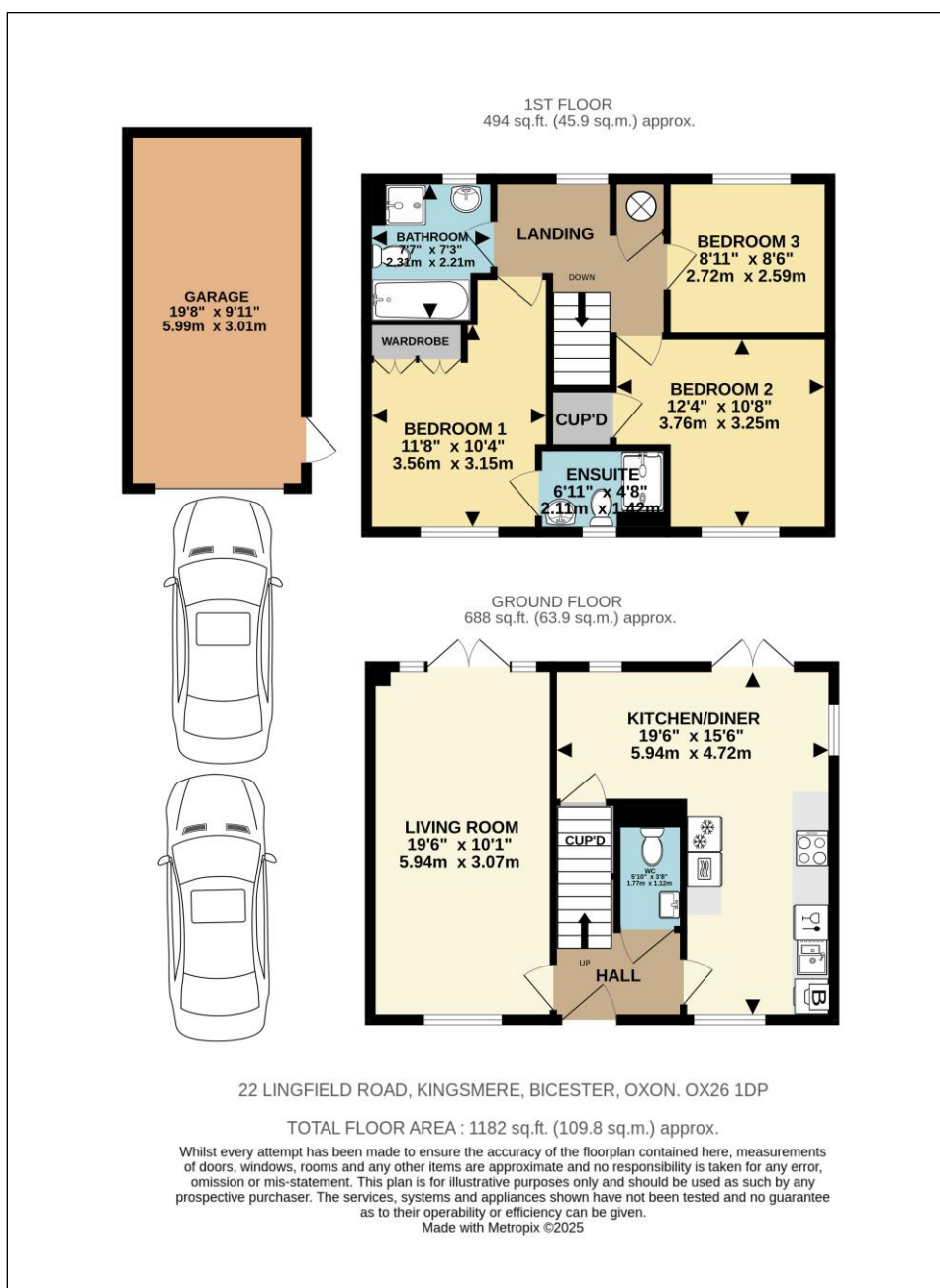
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