

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**4 Lyneham Road, Launton Meadows,  
Bicester, Oxfordshire. OX26 4FD**

# BARTON FLEMING

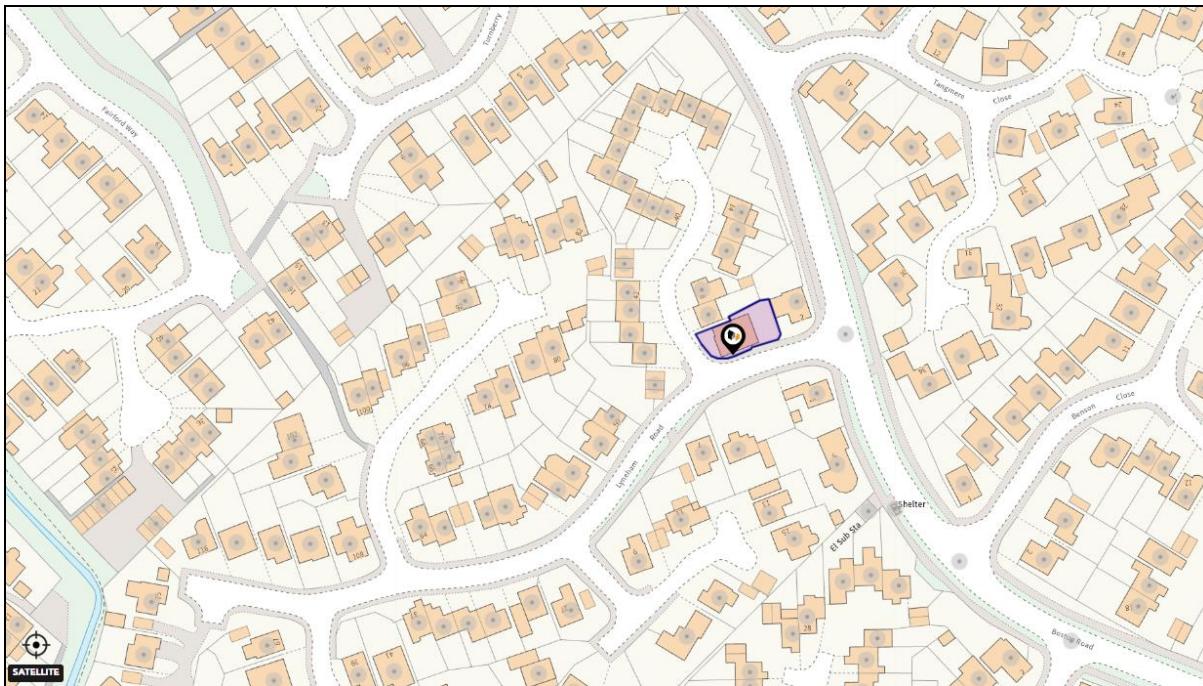
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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

**4 Lyneham Road, Bicester, Oxfordshire. OX26 4FD**



**A Three Bedroom Detached House on a Corner Plot with Cloakroom, Kitchen Diner, Living Room, Utility Porch, Garage Conversion, Shower Room and En-Suite, Front and Rear Gardens, Car Port for One Car and Second Parking Space in Tandem**

**FREEHOLD**

**£ 450,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Diner
- ❖ Living Room
- ❖ Utility Porch
- ❖ Garage Extension
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Shower Room and En-Suite
- ❖ Front and Rear Gardens
- ❖ Car Port for One Car and Second Parking Space in Tandem

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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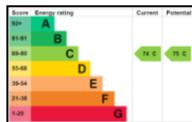
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## Key Facts for Buyers:

**EPC:** Rating C (74)

**Council Tax:** Band D

Approx. £2,464 per annum.



## Ground Floor:

PIR outside security light, part leaded light glazed security front door to:

### **ENTRANCE HALL:**

Radiator, laminate flooring, staircase.

### **CLOAKROOM: 5'9 x 2'11**

Extractor fan, laminate flooring, dual flush close cupboard WC, wall hung wash hand basin, light/shaver point.

### **KITCHEN DINER: 18'4 x 13'1 narrowing to 9'9**

Twin side aspect PVC windows, plain plaster ceiling, downlighting, RCD/MCB electricity consumer unit, ceramic tiled floor, radiator. Range of tall, base and eye level units, roll edge laminate worksurfaces, laminate upstands, 400mm base unit, slot-in electric cooker, stainless steel extractor hood, 1000mm corner base unit with 500mm door, space for washing machine, 1½ bowl "Franke" stainless steel sink, 600mm undersink base unit, integrated dishwasher, 800mm cutlery and pan drawers, 900mm corner base unit with 500mm door, 1000mm fridge, 650mm freezer (3 trays), 800mm upper larder unit over 800mm cutlery and pan drawers.

### **LIVING ROOM: 18'5 extending to 21'9 x 18'4 narrowing to 11'3**

Rear aspect PVC French doors, "Velux" skylight, four wall light points, two radiators, wall mounted electric fire, TV point.

### **UTILITY PORCH: 7'3 x 6'6**

Rear aspect glazed PCV door, "Velux" skylight, ceramic tiled floor, radiator.

### **GARAGE CONVERSION: 16'1 x 8'0**

Front and rear aspect PVC windows, plain plaster ceiling, access to loft space, downlighting, laminate flooring, radiator.

## First Floor:

### **LANDING:**

Side aspect PVC window, access to loft space, double door bulkhead airing cupboard enclosing tank.

### **SHOWER ROOM: 6'9 x 6'3**

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, chrome heated towel rail, 980mm x 980mm quadrant shower enclosure with "Mira Events" shower, sliding head support, dual flush close coupled WC, inset wash hand basin, built-in cupboards, illuminated mirror.

### **BEDROOM ONE: 11'9 including wardrobe x 10'10**

Rear aspect PVC window, light/fan, wall-to-wall built-in wardrobe (7 doors), radiator.

### **EN-SUITE: 8'0 x 6'6**

Rear aspect PVC window, extractor fan, ceramic tiled floor, chrome heated towel rail, shower bath with "Bristan" shower over, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard and drawers, shaver socket.

### **BEDROOM TWO: 9'10 x 8'9**

Front aspect PVC window, radiator.

### **BEDROOM THREE: 9'4 x 9'3**

Front aspect PVC window, radiator.

## Outside:

### **FRONT GARDEN: refer to photograph**

Off-road parking for two cars, outside tap, gas and electric meter boxes.

### **CAR PORT:**

With parking under for one car and second space in tandem.

### **REAR GARDEN: refer to photographs**

Patio, tap, security light, outside power.

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Front



Entrance Hall and Cloakroom



Living Room



Living Room



Living Room

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Utility Porch



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Shower Room



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three



Rear Elevation

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Rear Garden



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