

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Border Lane, Buckingham, MK18 7SE

Asking Price £499,950 Freehold

A four-bedroom detached family home located on the popular Lace Hill development being in catchment for Lace Hill Academy, Buckingham Secondary and the Royal Latin Grammar Schools and also being within close walking distance to local parks and walking distance to Buckingham town centre and all the amenities. The accommodation over two floors: Entrance hallway, ground floor cloakroom/utility room, study/playroom, sitting room with part glazed double doors to the kitchen/dining/family room with integrated appliances and French doors leading out onto the patio and rear garden. On the first floor, four bedrooms with the master bedroom benefitting from built in wardrobes and an en-suite shower room and the family bathroom. Outside there is a driveway leading to the single garage and enclosed gardens to the rear. EPC rating B. Council tax band F.



Entrance

Entrance door leading to:

Entrance Hall

Providing access to accommodation, stairs rising to first floor, under stair storage cupboard, radiator

Study/Playroom

6' 6" X 7' 6" (1.99m X 2.29m)

With Upvc double glazed window to front aspect, radiator.

Utility/Cloakroom

5' 8" X 6' 2" (1.74m X 1.89m)

White suite of low-level W/C, wash hand basin, ceramic tiling to splash areas, integrated washing machine with work tops over, additional storage cupboards, radiator, Upvc double glazed window to side aspect, ceramic tiled flooring.

Sitting Room

17' 3" X 11' 7" (5.26m X 3.54m)

With Upvc double glazed box bay window to front aspect, two radiators, part glazed double doors leading to:

Open Plan Living/Kitchen/Diner

10' 3" X 25' 2" (3.14m X 7.68m)

A spacious kitchen/dining family room with French doors leading out onto the rear garden and fitted to comprise, inset one and a half single drainer sink unit with mono bloc mixer taps and cupboards under, a further range of wall, drawer and base units with worktops over, integrated fridge/freezer, integrated dishwasher, 5 ring gas hob, filter hood over, electric double oven, ceramic tiled flooring, Upvc double glazed window to rear aspect, under counter lighting, cupboard housing gas fired boiler serving both domestic hot water and radiator central heating.

First Floor Landing

Airing cupboard housing hot water tank, access to part boarded loft space.

Bedroom One

13' 4" X 11' 6" (4.07m X 3.52m)

With Upvc double glazed box bay window to front aspect, built in double width wardrobes with hanging rail and shelving as fitted, radiator, door to;

En-Suite

White suite of double width fully tiled shower cubicle with shower as fitted, glazed screen, low level W/C, pedestal wash hand basin, chrome ladder towel rail, inset downlighters, extractor fan.

Bedroom Two

14' 4" X 9' 2" (4.38m X 2.80m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Three

9' 10" X 9' 10" (3.01m X 3.01m)

Upvc double glazed window to front aspect, radiator.

Bedroom Four

10' 6" X 8' 2" (3.22m X 2.49m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

5' 6" X 6' 10" (1.68m X 2.09m)

White suite of panel bath with separate shower over, glazed screen, pedestal wash hand basin, low level W/C with concealed cistern, ceramic tiling to splash areas, extractor fan, inset downlighters, chrome ladder towel rail, Upvc double glazed window to side aspect.

Front Aspect

Double length driveway with electric car charging point, leading to single garage, gated side access to rear garden.

Single Garage

18' 2" X 9' 1" (5.55m X 2.77m)

With up and over door, power and light connected, eaves storage space.

Rear Garden

Fully enclosed rear garden laid mainly to lawn with flower and shrub beds and borders, paved patio, decked entertaining area, outside tap, timber storage shed.

Please Note

Management company: charges approx £180 per annum.

EPC Rating: B.

Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.


Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Double length driveway, garage and on street.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

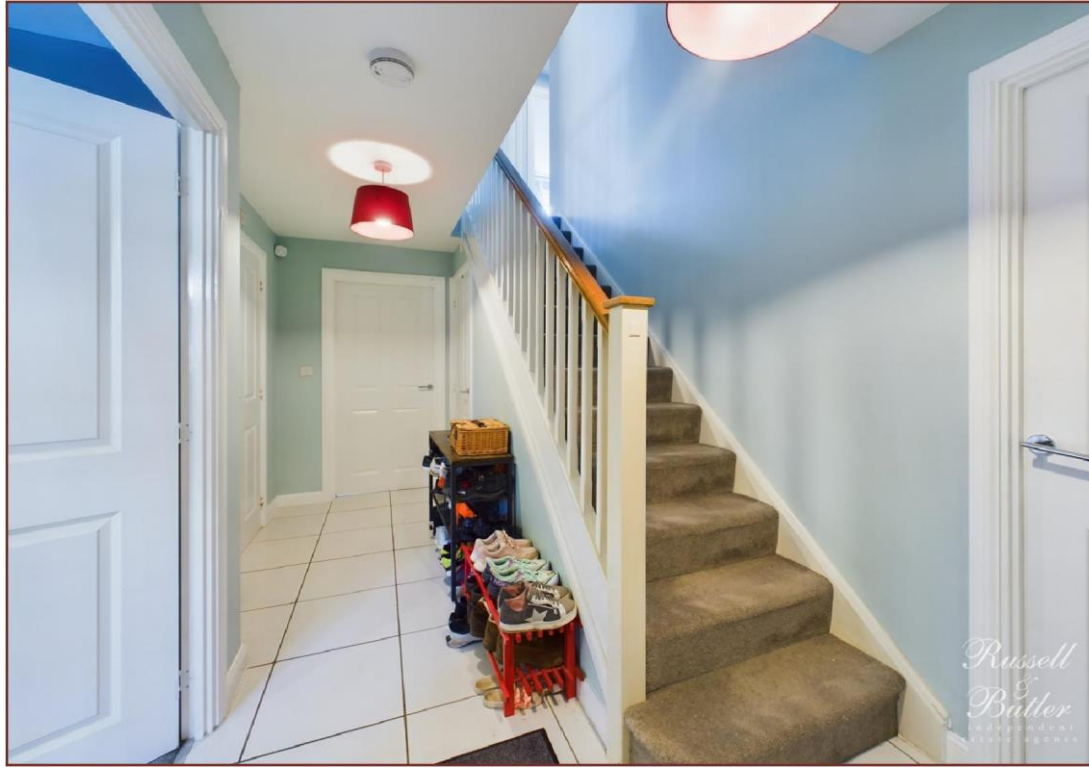
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | 94 |
| 81-91 B | 85 | |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





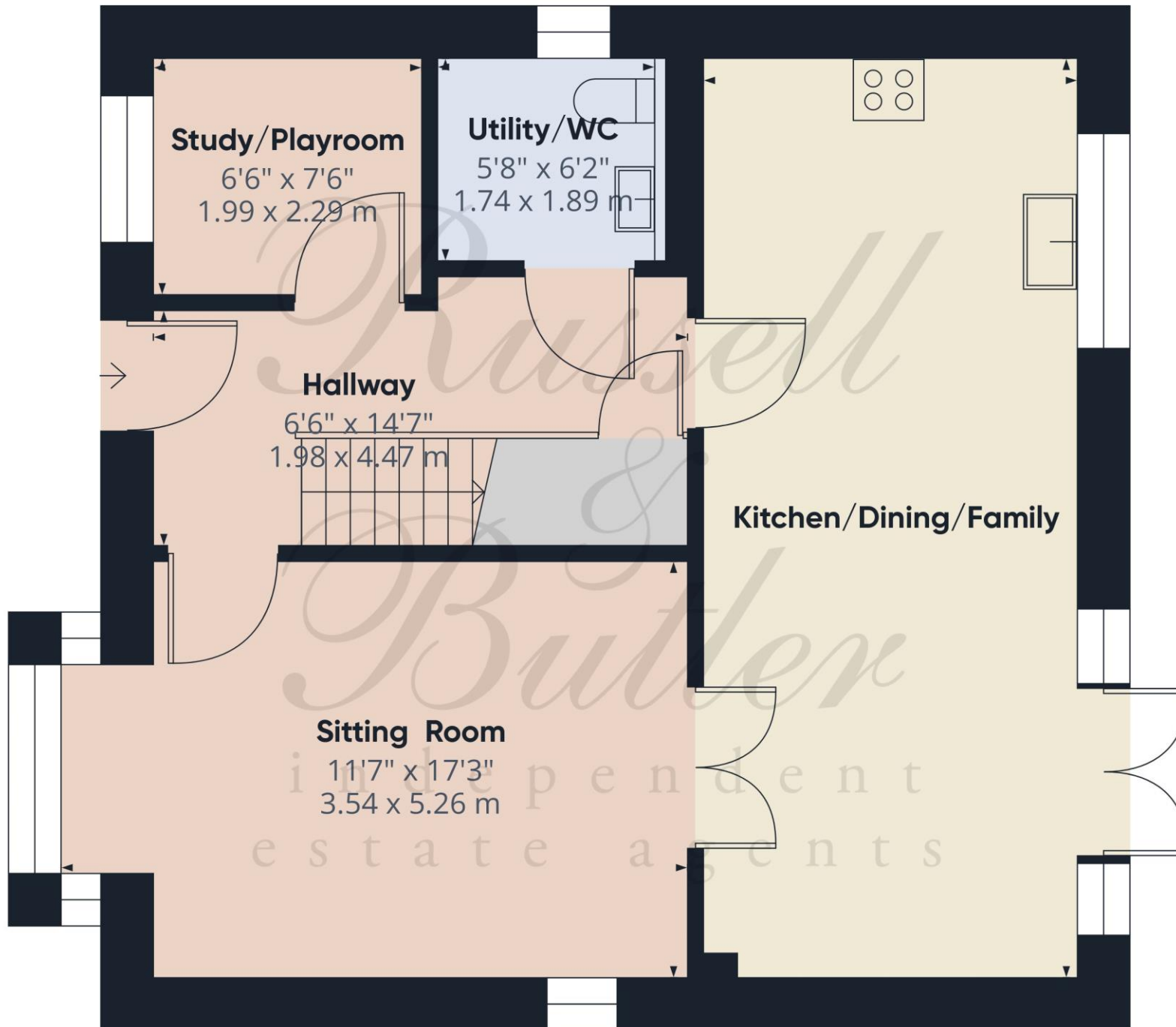
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Approximate total area⁽¹⁾

642.17 ft²

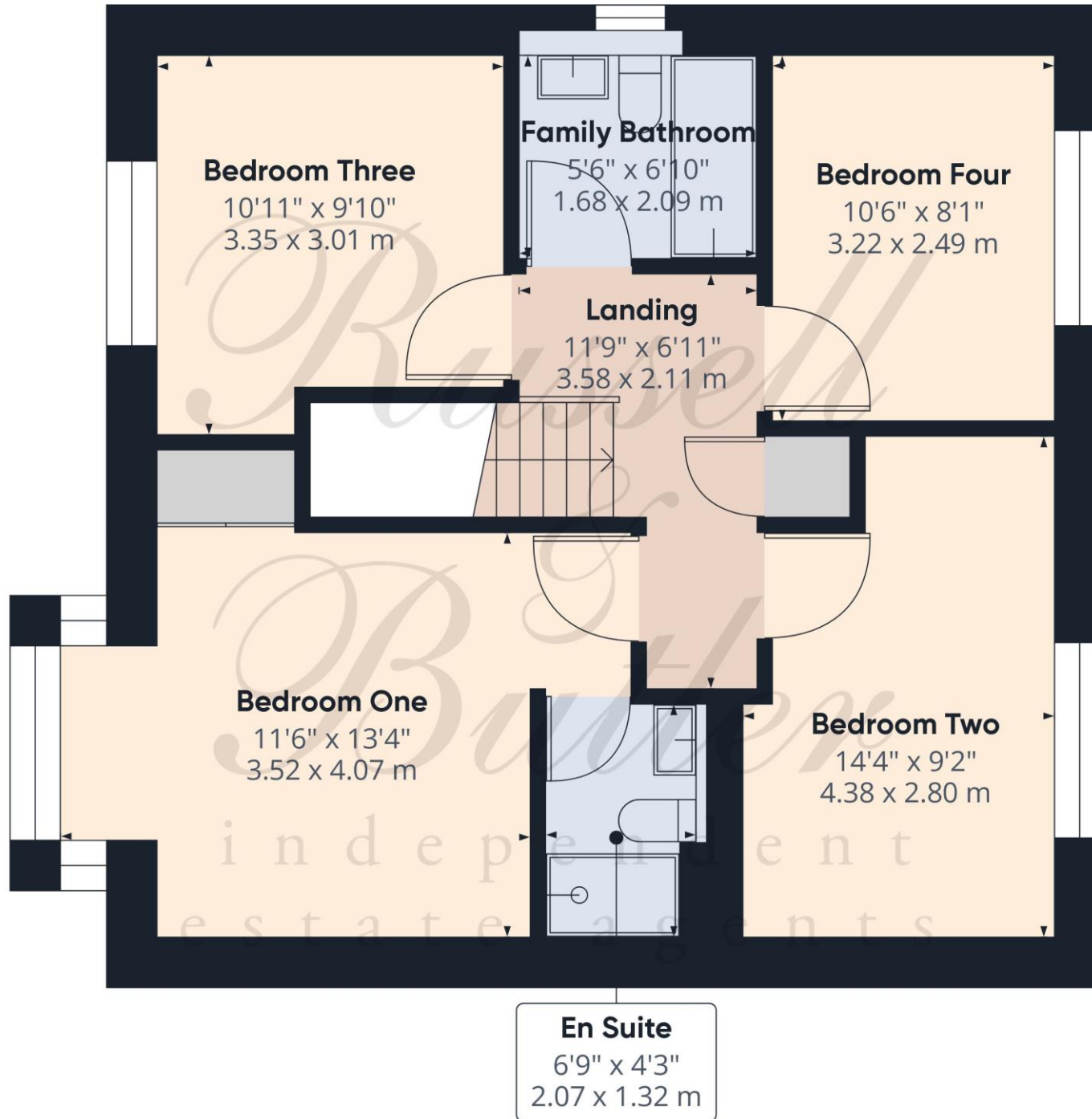
59.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

611.5 ft²

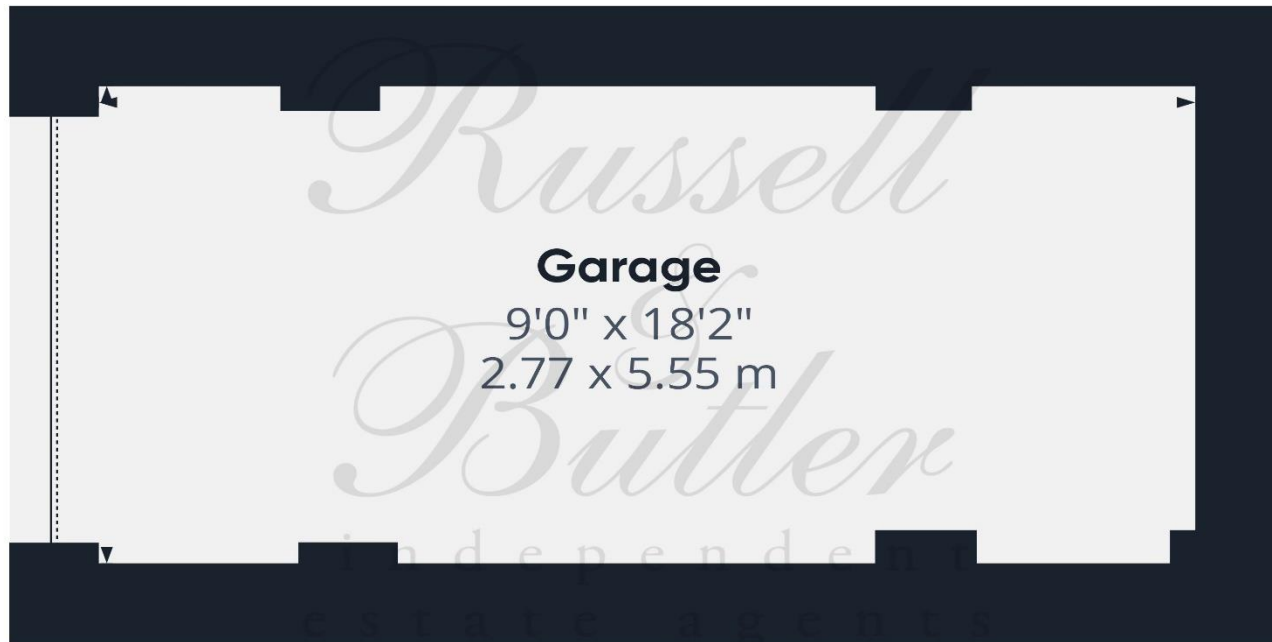
56.81 m²

(1) Excluding balconies and terraces

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Approximate total area⁽¹⁾
162.64 ft²
15.11 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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