

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

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Duck Lake, Maids Moreton, MK18 1RF

Asking Price £549,950

For sale with no upper chain a four bedroom detached family home situated in a desirable village location just outside of Buckingham. The property benefits from a detached garage, driveway parking, ensuite to the main bedroom and ensuite WC to bedroom two. The accommodation fully comprises: Entrance hall with built in storage, downstairs WC, kitchen/diner, sitting room leading into the conservatory, separate dining room with doors leading out to the rear garden, first floor landing, bedroom one with built in wardrobes and ensuite, two further good sized bedrooms, family bathroom, second floor landing leading to bedroom two with ensuite WC. To the outside there is driveway parking with a gate leading to further off road parking, a single detached garage with power connected and rear garden laid to lawn with patio seating area. EPC rating C. Council Tax Band F. NO UPPER CHAIN.



Entrance

Door to:

Entrance Hall

Radiator, built in storage, downlighters, stairs rising to first floor.

Cloakroom

Low level wc, wash hand basin with mixer tap, Upvc double glazed window to side aspect, tiling to splash areas, radiator.

Sitting Room

16' 1" X 11' 2" (4.92m Max x 3.42m Max)

Upvc double glazed window to front aspect, Upvc double glazed window to rear aspect, Upvc double glazed window to side aspect, two radiators.

Dining Room

13' 5" X 10' 7" (4.09m Max x 3.23m Max)

Upvc double glazed French doors to rear aspect, radiator.

Conservatory

Upvc double glazed, radiator, power and light connected.

Kitchen/Diner

11' 10" X 10' 9" (3.62m X 3.28m)

A range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, stairs rising to first floor, built in oven, built in washing machine, built in hob, extractor over, cupboard housing gas fired 'Glow worm' boiler supplying both domestic hot water and gas to radiator central heating, radiator, door to side, downlighters, Upvc double glazed window to front aspect.

First Floor Landing

Downlighters, radiator, stairs rising to second floor.

Bedroom One

13' 0" X 10' 8" (3.97m Max to rear of wardrobe x 3.27m Max)

Two Upvc double glazed windows to front aspect, radiator, built in wardrobes.

En-Suite

Walk in shower, low level wc, sink with mixer tap, built in storage, heated towel rail, tiling to splash areas, downlighters, Upvc double glazed window to front aspect, downlighters.

Bedroom Three

10' 8" X 9' 1" (3.27m X 2.79m)

Upvc double glazed window to rear aspect, Upvc double glazed window to side aspect, radiator.

Bedroom Four

10' 8" X 9' 8" (3.27m X 2.97m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with shower over, shower screen as fitted, low level wc, sink with mixer tap, built in storage, tiling to splash areas, heated towel rail, downlighters, Upvc double glazed window to side aspect.

Second Floor Landing

Built in storage cupboard housing hot water tank.

Bedroom Two

14' 5" X 13' 4" (4.41m Max into recess x 4.07m Max)

Two Velux windows to rear, radiator.

En-Suite WC

Low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, radiator, downlighters.

Outside

Front Aspect

Gravel driveway, gate leading to further parking.

Rear Garden

Laid to lawn with patio area, outside light.

Single Garage

Up and over door, door to side, power and light connected.

Please Note

EPC Rating: C. Council Tax Band: F.

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps 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: Driveway parking.

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

Mortgage Advice

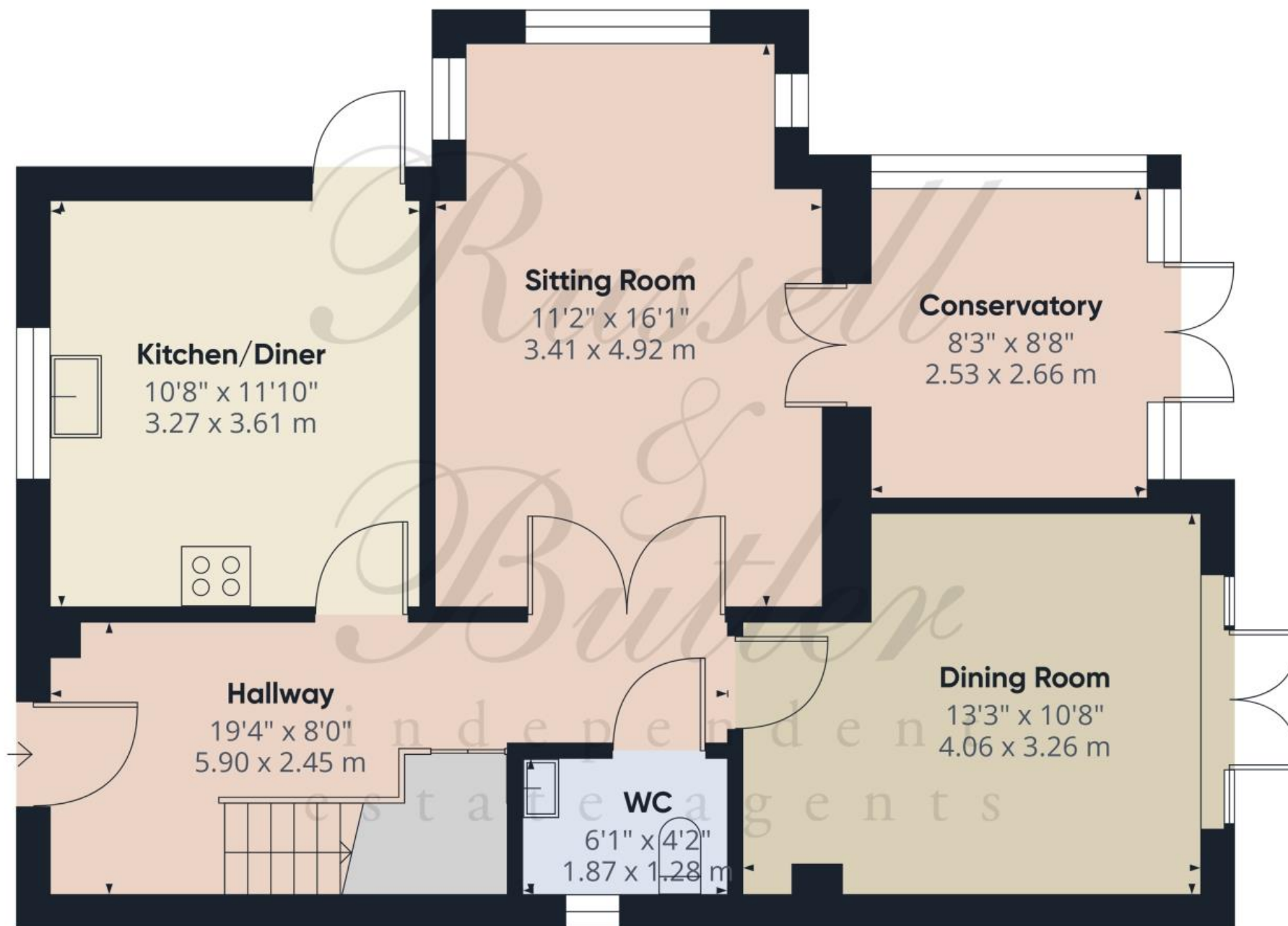
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us





*Russell
& Butler*
independent
estate agents





Approximate total area⁽¹⁾

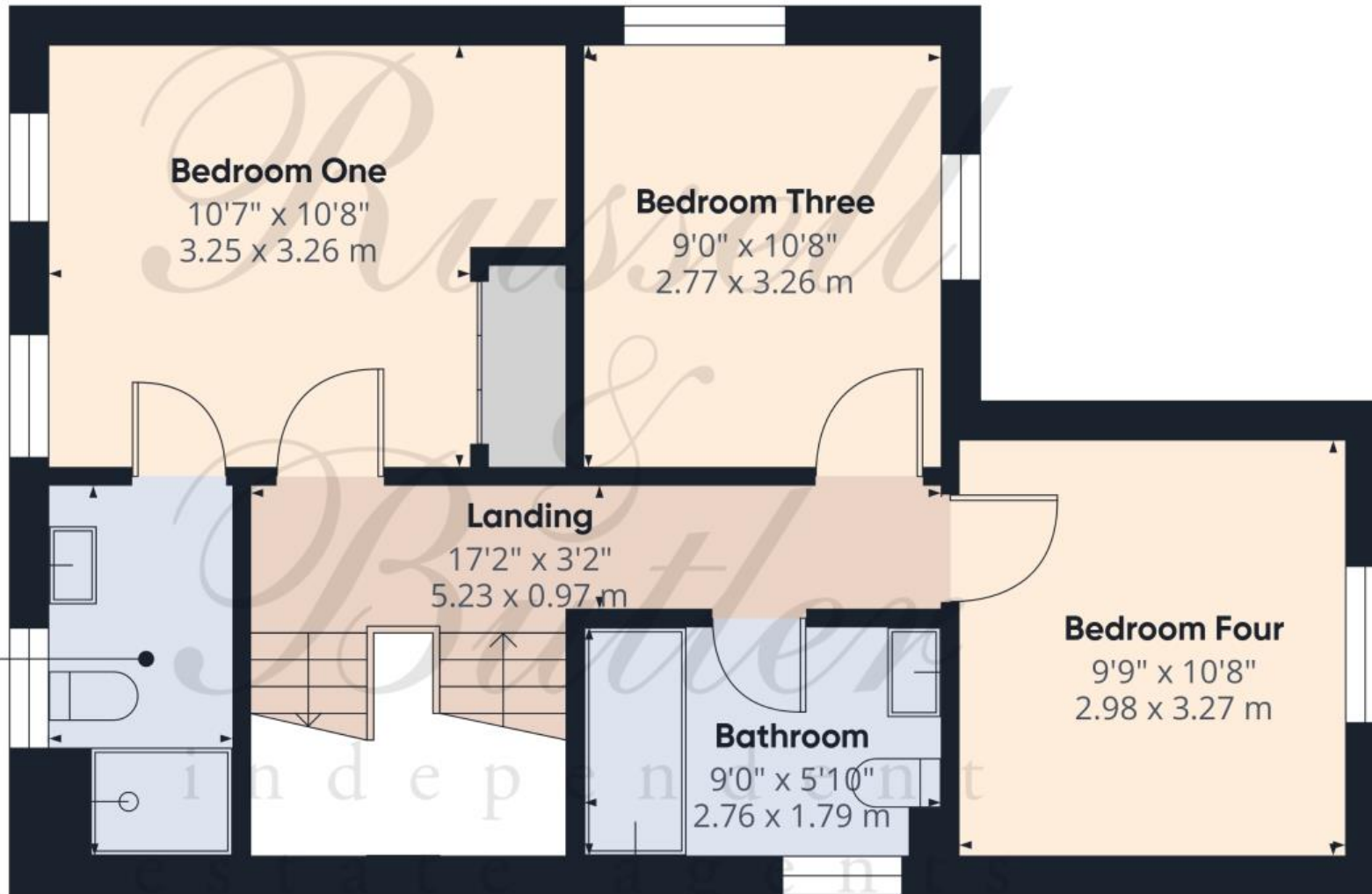
675 ft²

62.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

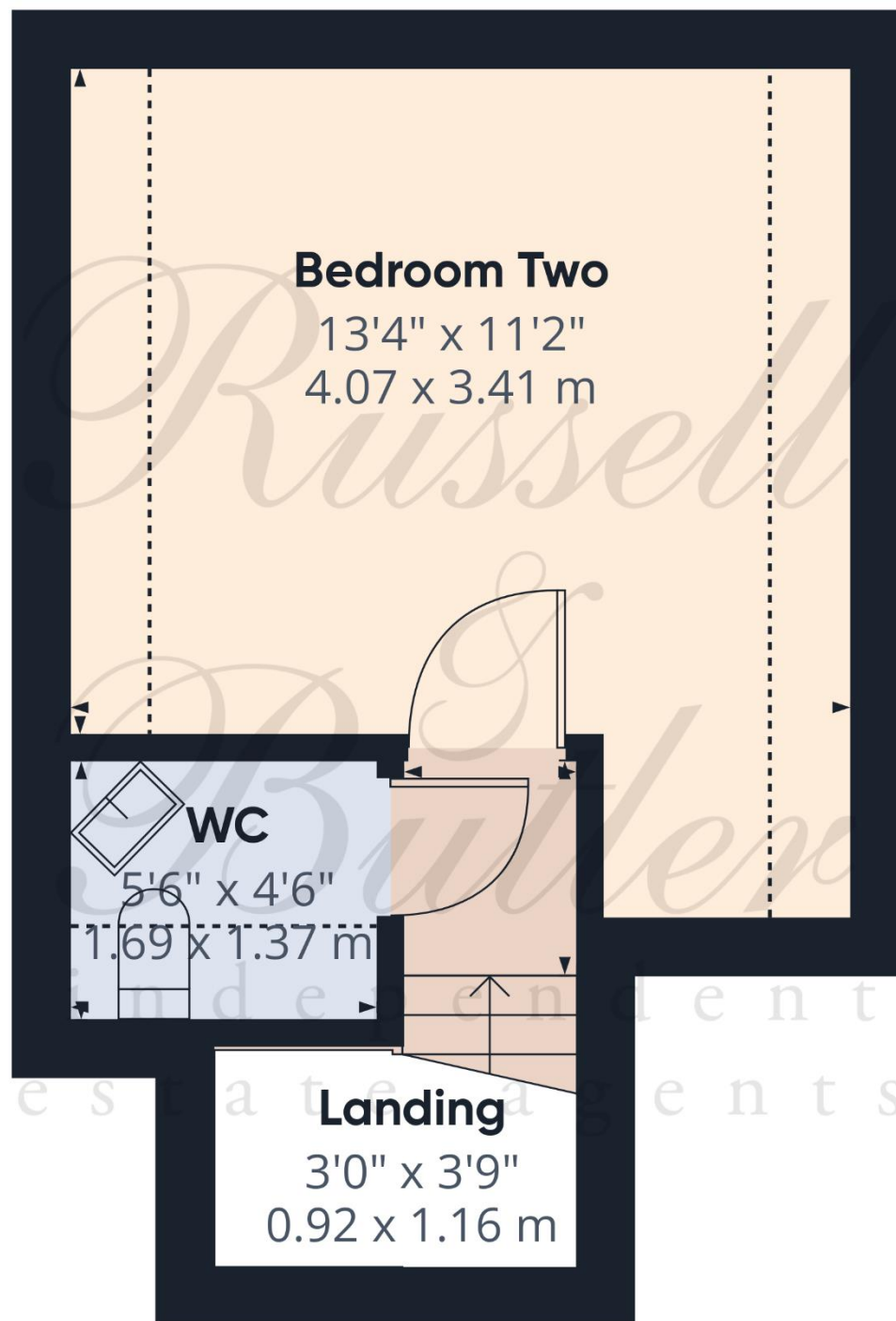
490 ft²

45.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2 Building 1

Approximate total area⁽¹⁾

201 ft²
18.6 m²

Reduced headroom

43 ft²
4 m²

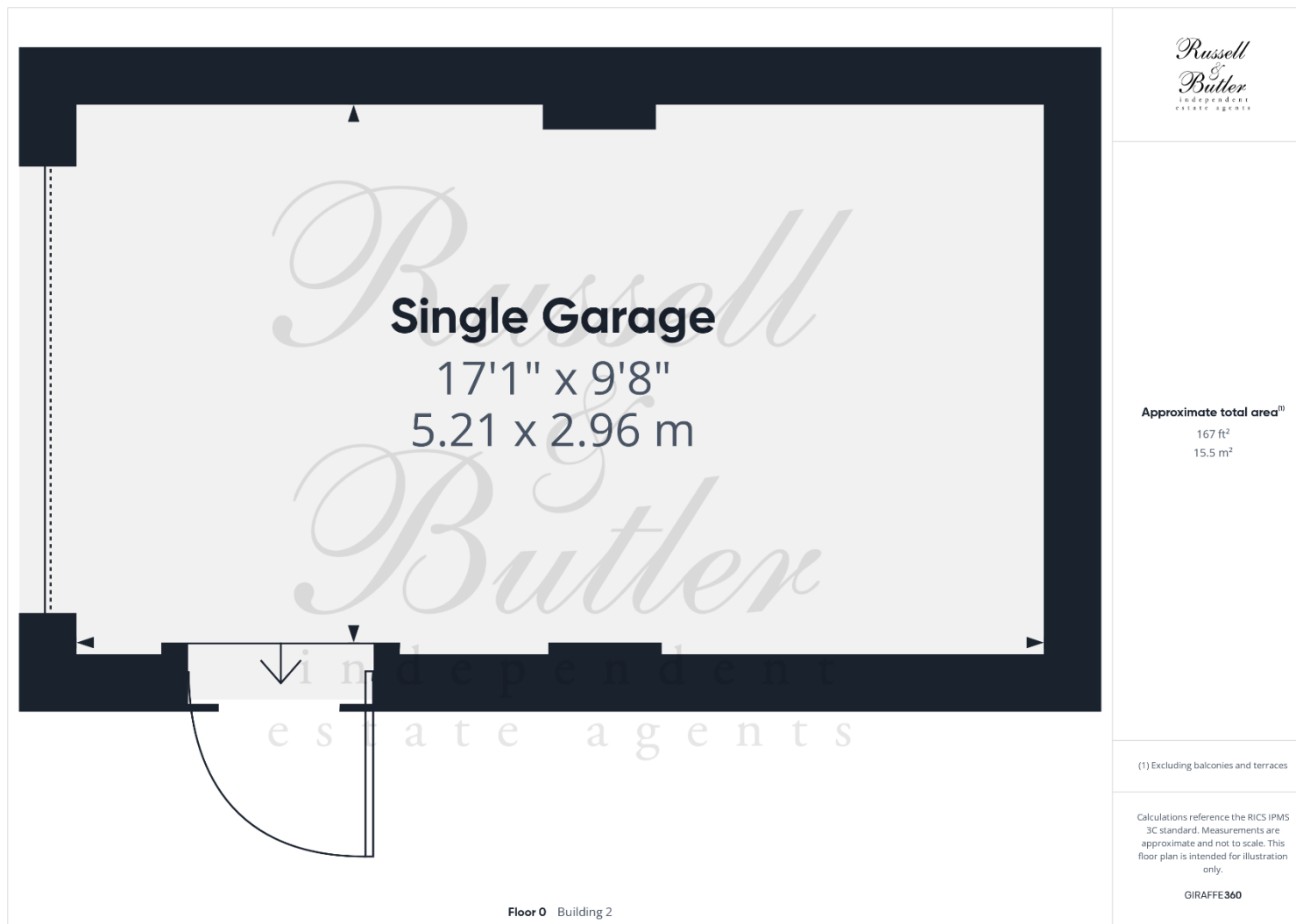
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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