

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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Needlepin Way, Buckingham, MK18 7RB

Offers In Excess Of £365,000 Freehold

Perfectly positioned on the sought-after Lace Hill development, this beautifully presented three-storey home offers modern living in a prime location. Within easy walking distance of Lace Hill Academy, local parks, and bus stops with direct links to Oxford, Milton Keynes, Aylesbury and beyond, the property is also within catchment for both Buckingham Secondary School and the renowned Royal Latin Grammar School. The ground floor features an entrance hallway with Amtico flooring, a cloakroom, and a modern fitted kitchen with integrated appliances. To the rear, a spacious lounge/diner opens through UPVC patio doors onto a low-maintenance, south-facing garden, ideal for relaxing or entertaining. On the first floor, there are two generous double bedrooms, a family bathroom with a contemporary white suite, and a double-width airing cupboard. The second floor is dedicated to the impressive master bedroom, complete with a walk-in wardrobe and en suite shower room.. EPC Rating C. Council tax D.



Entrance Hall

Providing access to accommodation, Amtico flooring, radiator, inset downlighters, stairs rising to first floor.

Cloakroom

White suite of low level W/C, pedestal wash hand basin with tiling to splash area, ceramic tiled flooring, radiator, extractor fan.

Kitchen

10' 4" X 8' 2" (3.16m X 2.50m)

Modern fitted kitchen comprising inset stainless steel single drainer sink unit with mono bloc mixer taps, cupboard under, a further rang of wall, drawer and base units with work tops over, coordinating upstands. Integrated four ring gas hob with electric oven under, filter hood over, integrated fridge/freezer, integrated dish washer, space and plumbing for washing machine. Upvc double glazed window to front aspect, ceramic tiled flooring, inset downlighters, wall mounted radiator. Cupboard housing gas fired boiler serving both domestic hot water and radiator central heating.

Lounge/Diner

20' 3" X 11' 7" (6.19m X 3.54m)

A spacious lounge/diner benefitting from Upvc double glazed patio doors to patio and rear garden, large under stair storage cupboard, two double panel radiators, inset down lighters.

First Floor Landing

Staircase rising to second floor, double width airing cupboard housing hot water tank and linen shelf as fitted.

Bedroom Two

11' 8" X 15' 0" (3.56m X 4.59m)

With two Upvc double glazed windows to rear aspect, two radiators.

Bedroom Three

12' 4" X 8' 2" (3.77m X 2.49m)

With built in double width wardrobe with hanging rail and shelving as fitted, radiator, Upvc double glazed window to front aspect.

Family Bathroom

6' 7" X 5' 7" (2.02m X 1.71m)

White suite of panel bath with shower attachment, pedestal wash hand basin, low level W/C with concealed cistern, half height ceramic tiling to walls, Upvc double glazed window to front aspect, inset downlighters, wall mounted ladder heater/towel rail, ceramic tiled flooring.

Master Bedroom

11' 8" X 11' 1" (3.56m X 3.39m)

With Upvc double glazed window to rear aspect, radiator.

Walk in Wardrobe

6' 2" X 4' 5" (1.89m X 1.36m)

En-Suite

7' 10" X 6' 11" (2.39m X 2.12m)

White suite of twin wash hand basins with storage under, low level W/C with concealed cistern, fully tiled double width walk in shower cubicle with shower as fitted, glazed screen. inset down lighters, light and shaver point, ladder/heater towel rail. Ceramic tiled flooring, half height tiling to walls.

Front Aspect

Fully enclosed front garden with black railings, gated pedestrian access to pathway to property entrance.

Rear Garden

A south facing rear garden designed for ease of maintenance, patio seating area with steps and railings rising to additional paved and decked seating areas, outside tap, outside power, enclosed by panel fencing, gated pedestrian access leading to allocated parking and garage.

Single Garage & Allocated Parking

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

With up and over door, allocated parking to front.

Please Note

EPC Rating: C. Council Tax Band: D.

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 & 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: Garage and allocated 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 Advisor 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 the market and due to the volume of mortgages they place, often get exclusive rates not available to others. Please contact us for further information.





*Russell
& Butler*
independent
estate agents





Approximate total area⁽¹⁾

445 ft²

41.4 m²

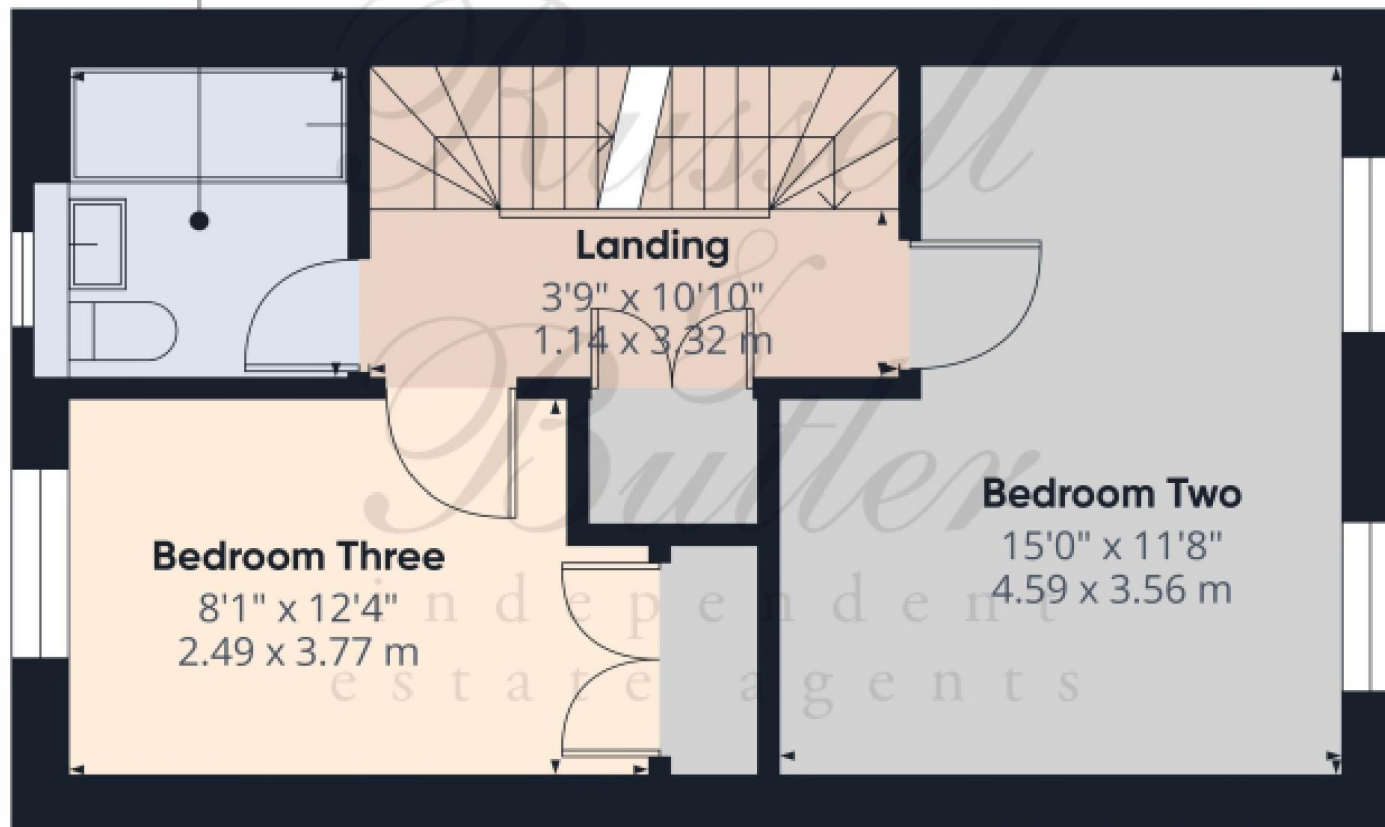
(1) Excluding balconies and terraces

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

GIRAFFE360

Family Bathroom

6'7" x 5'7"
2.02 x 1.71 m



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Approximate total area[®]
356 ft²
33 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.

GRAPHIC360

Floor 1 Building 1

Approximate total area⁽¹⁾

218 ft²
20.2 m²

Reduced headroom

3 ft²
0.2 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
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Floor 2 Building 1

Dressing Room

4'5" x 6'2"
1.36 x 1.89 m

En-Suite

6'11" x 7'10"
2.12 x 2.39 m

Landing

3'0" x 3'8"
0.94 x 1.12 m

Master Bedroom

11'8" x 11'1"
3.56 x 3.39 m



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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