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# The Maltings, Tingewick, MK18 4LQ

## Offers In Excess Of £475,000 Freehold

A spacious four bedroom detached family home located in a quiet and sought after cul de sac in the village of Tingewick. The property is laid out over 3 floors and is offered for sale with no onward chain. The entrance hall leads to the ground floor accommodation which comprises kitchen/breakfast room, sitting room with box bay window to front aspect and part glazed double doors leading to the dining room which in turn has French doors out onto the rear garden. The first floor landing provides access to guest bedroom with built in wardrobes and en-suite shower room, two further bedrooms and the family bathroom. The top floor provides a light and airy master bedroom suite with dressing room and further en-suite shower room. There are enclosed gardens to the rear and a single garage with double length driveway to the side. UPVC double glazing throughout and gas to radiator central heating. EPC rating C. Council tax band E.



### **Entrance**

Upvc double glazed door to entrance hall.

### **Entrance Hall**

Stairs rising to first floor, radiator.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin, radiator, Upvc double glazed window to side aspect.

### **Sitting Room**

*15' 2" X 10' 5" (4.64m X 3.19m)*

Upvc double glazed Box bay window to front aspect, radiator, feature fireplace, coving to ceiling, part glazed double doors to dining room.

### **Dining Room**

*10' 9" X 8' 7" (3.30m X 2.64m)*

UPVC double glazed French doors to patio and rear garden, radiator.

### **Kitchen**

*13' 9" X 9' 3" (4.21m X 2.83m)*

Comprising inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall/drawer and base units, work tops over, ceramic tiling to splash areas, under stairs storage cupboard, large storage cupboard with power, built in electric oven and grill, four ring gas hob, space and plumbing for washing machine, space for fridge freezer, wall mounted gas fired boiler supplying both domestic hot water and gas to radiator central heating, Upvc double glazed window to rear aspect, Upvc double glazed doors to side, radiator.

### **First Floor Landing**

Stairs rising to second floor, airing cupboard housing hot water tank.

### **Bedroom One**

*13' 6" X 10' 4" (4.12m X 3.16m)*

Upvc double glazed window to rear aspect, Velux window, radiator, eaves storage cupboard, inset downlighters.

### **En-Suite**

*5' 10" X 7' 3" (1.78m X 2.23m)*

White suite of fully tiled shower cubicle with shower as fitted, glazed screen, low level wc, wall mounted wash hand basin with mixer taps, light and shaver point, ceramic tiling to splash areas, chrome ladder towel rail, Upvc double glazed window to rear aspect, Velux window.

### **Dressing Room**

*5' 10" X 5' 8" (1.79m X 1.75m)*

Inset downlighters, Upvc double glazed window to rear aspect, door to en-suite.

### **Bedroom Two**

*8' 2" X 9' 10" (2.50m X 3.00m)*

Upvc double glazed window to front aspect, radiator, range of built in wardrobes, hanging rail and shelving as fitted, door to en-suite.

### **En-Suite**

*9' 3" X 4' 9" (2.84m X 1.45m)*

White suite of fully tiled shower cubicle with shower as fitted, glazed screen, pedestal wash hand basin with mixer taps, low level wc, chrome ladder towel rail, ceramic tiling to splash areas, Upvc double glazed window to front aspect.

### **Bedroom Three**

*11' 1" X 10' 2" (3.38m X 3.12m)*

Upvc double glazed window to rear aspect, radiator.

### **Bedroom Four**

*9' 3" X 6' 5" (2.82m X 1.97m)*

Upvc double glazed window to rear aspect, radiator.

### **Family Bathroom**

*6' 1" X 6' 7" (1.86m X 2.03m)*

Coloured suite to comprise panel bath with mixer taps, pedestal wash hand basin, low level wc, ceramic tiling to splash areas, Upvc double glazed window to side aspect, extractor fan, radiator.

### **Rear Garden**

Laid mainly to lawn, flower and shrub borders, door to single garage, gated access to driveway, outside tap, outside power, fully enclosed by panel fencing.

### **Garage & Driveway**

*16' 8" X 8' 4" (5.10m X 2.55m)*

Up and over door, light connected, personal door to rear garden.

Double length driveway providing off road parking.

### **Please Note**

Council Tax Band E

EPC Rating C

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

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

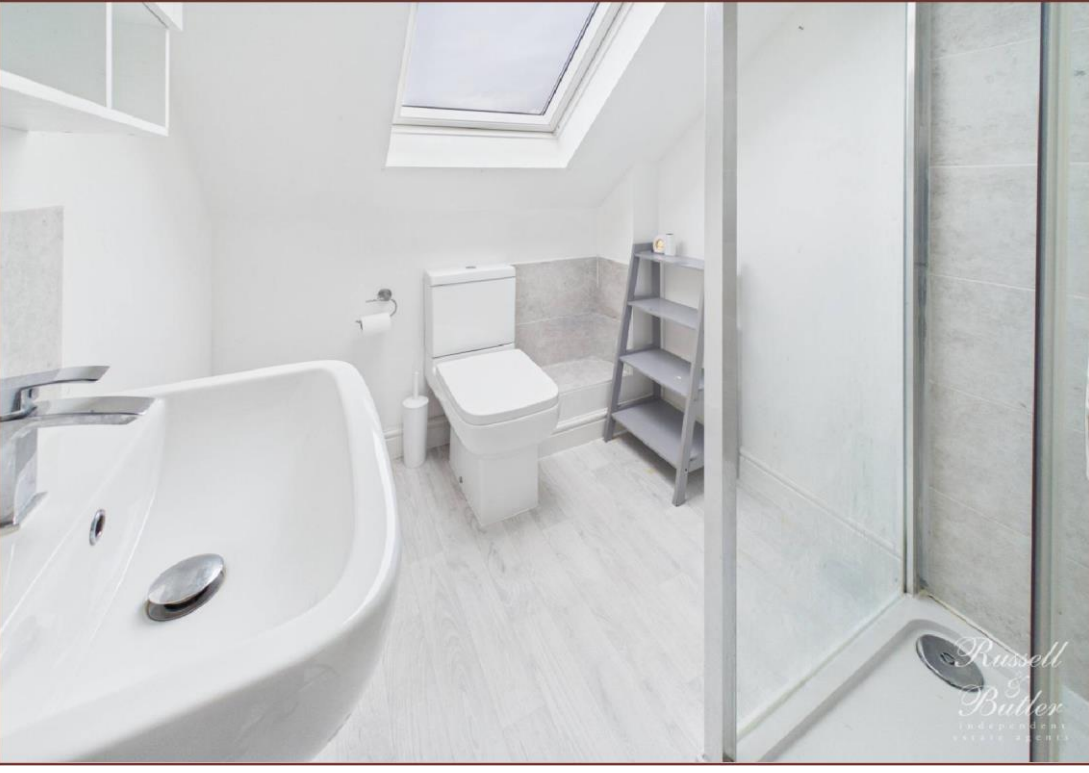
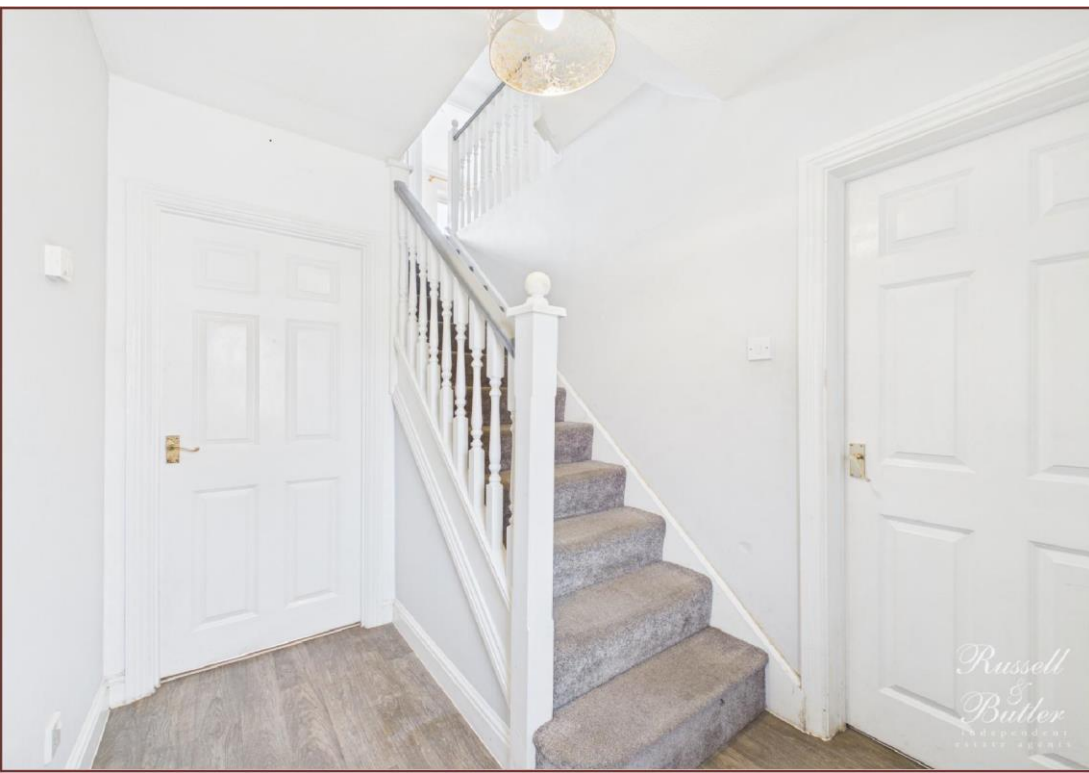
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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 to side of property.

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

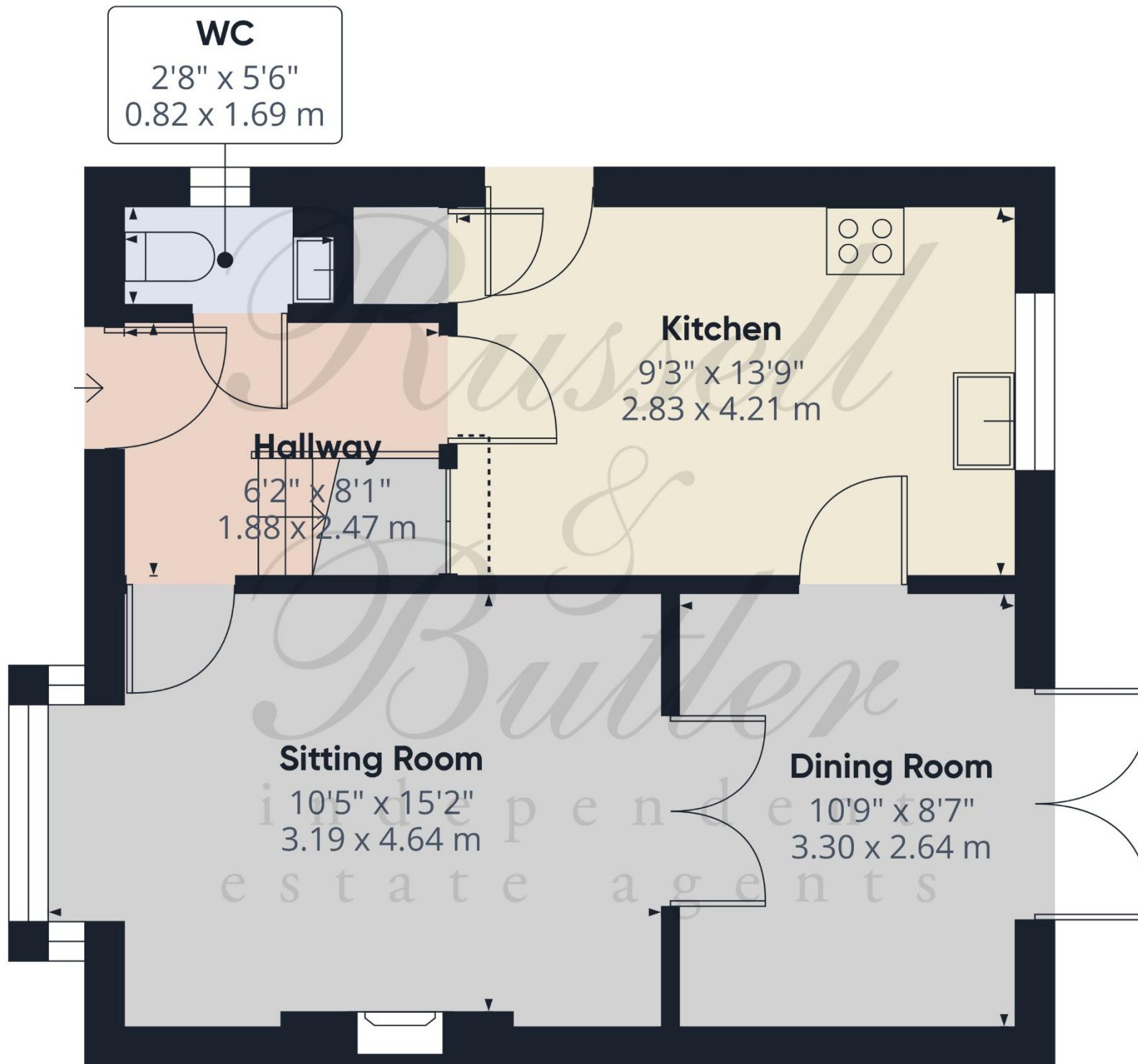
### **Mortgage Advice**

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 for further information.









**Approximate total area<sup>(1)</sup>**

453 ft<sup>2</sup>  
42.1 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>

417 ft<sup>2</sup>  
38.8 m<sup>2</sup>

(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<sup>(1)</sup>**

235 ft<sup>2</sup>

21.8 m<sup>2</sup>

**Reduced headroom**

28 ft<sup>2</sup>

2.6 m<sup>2</sup>

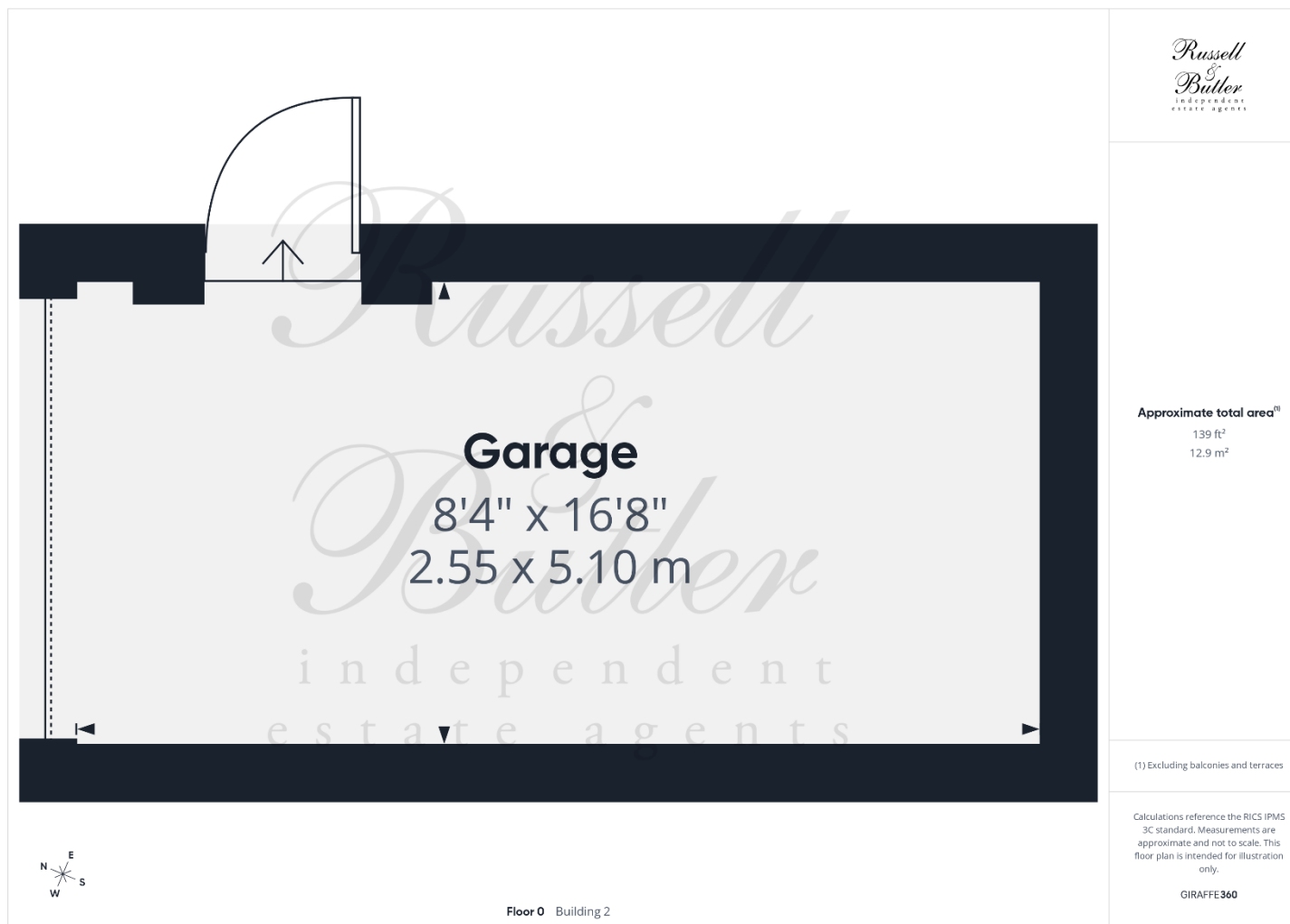
(1) Excluding balconies and terraces

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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