

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**16 Larkspur Square, Bicester, Oxfordshire. OX26 3WL**

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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

### 16 Larkspur Square, Bicester, Oxfordshire. OX26 3WL



**Three Bedroom Semi-Detached House overlooking the Nature Reserve**  
with Lounge, Dining Area, Kitchen, Bathroom and En-Suite,  
Front and Rear Gardens, Garage and Driveway Parking

## FREEHOLD

## £ 375,000

- ❖ Entrance Hall
- ❖ Lounge, open plan to Dining Area
- ❖ Kitchen
- ❖ Utility Room (part converted from the garage)
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens (rear overlooking Nature Reserve)
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities including School, Church, Pub and Shops
- ❖ Walking Distance to both Train Stations with Fast Links to London, Oxford and Birmingham

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### Key Facts for Buyers:

**EPC:** On Order  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### Ground Floor:

#### **OPEN PORCH:**

Part leaded-light glazed security front door to:

#### **ENTRANCE HALL:**

RCD/MCB electricity consumer unit, radiator, wooden flooring, staircase.

#### **LIVING ROOM: 14'6 x 9'10 narrowing to 9'5 widening to 12'11**

Front aspect PVC window, radiator, understairs cupboard, wooden flooring, central heating thermostat, open plan to:

#### **DINING AREA: 9'10 into bay x 7'5**

Rear aspect PVC bay window, radiator, wooden flooring.

#### **KITCHEN: 14'3 x 7'11 narrowing to 5'3**

Two rear aspect PVC windows, rear aspect glazed PVC door to garden, access to loft space, wall mounted "Baxi" boiler, ceramic tiled floor. Range of base and eye level units, roll edge laminate worksurface, 600mm under counter appliance space, 300mm base unit with drawer, fan oven/grill, 4-ring gas hob, pull out extractor hood, second 300mm base unit with drawer, 1000mm under sink corner base unit with 600mm door, stainless steel sink, space for dishwasher, 400mm base unit with drawer, space for 1200mm wide fridge freezer, open doorway to:

#### **UTILITY (part converted from garage): 8'1 x 6'1**

Plain plaster ceiling, laminate flooring, worksurface with spaces under for washing machine and tumble dryer, space for second fridge freezer, etc, door to garage.

### First Floor:

#### **LANDING:**

Access to loft space, laminate flooring, airing cupboard.

#### **BATHROOM: 6'3 x 6'3**

Rear aspect PVC window, extractor fan, vinyl floor tiles, radiator, panel enclosed bath with mixer tap, shower attachment, pedestal wash hand basin, close coupled WC.

#### **BEDROOM ONE: 10'10 x 10'0 (plus dressing area)**

Front aspect PVC window, radiator, two built-in wardrobes.

#### **EN-SUITE: 7'10 x 4'4**

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, radiator, ceramic tiled floor, 1080mm x 800mm shower enclosure, thermostatic shower, rain head, second hand held head, sliding head support, porcelain round basin, shaver socket, dual flush close coupled WC.

#### **BEDROOM TWO: 9'7 x 7'9**

Rear aspect PVC window, radiator.

#### **BEDROOM THREE: 9'8 x 6'7 plus built-in wardrobe**

Rear aspect PVC window, radiator, built-in wardrobe,

### Outside:

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

Driveway parking for one car with opportunity to create 1-2 further parking spaces.

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

270° west, side access.

#### **REMAINDER OF INTEGRAL GARAGE: 10'4 x 8'1**

Up and over door.

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Front



Entrance Hall and Staircase



Living Room



Living Room



Dining Area



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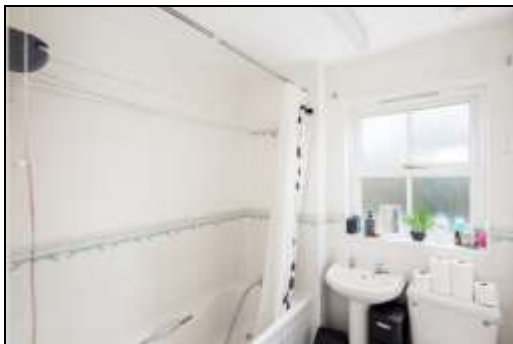
Kitchen



Kitchen



Landing



Bathroom



Bedroom One

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Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



View from Bedroom Two



Rear Garden



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Rear Garden



Aerial View showing house (outlined in blue)

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