Russell & Butler
independent estate agents

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OPEN 7 DAYS A WEEK
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St. George, Main Street, Maids Moreton, MK18 1QU
Asking Price £550,000.00 Freehold

A fabulous four double bedroom detached house situated in a non-estate location in this sought after village. The property has been much improved by the current owners to include a lovely, refitted front to back kitchen/diner with integrated appliances, gas to radiator central heating, a re-fitted bathroom and a ground floor shower room. Further benefits from an attractive landscaped southwest facing rear garden, UPVC double glazing and a double width garage with ample car parking to the front. The accommodation comprises: entrance hall, cloak/shower room, sitting room, conservatory, kitchen/dining room, first floor landing, four double bedrooms, family bathroom, double garage, parking and gardens to front & rear. Council Tax Band E. Energy rating D.









Entrance
Double glazed composite entrance door to:

Entrance Hall
17' 1" X 6' 1" (5.21m X 1.87m)
Stairs rising to first floor with oak and glazed balustrade, tall radiator.

Cloak/Shower room
White suite of fully tiled shower cubicle, low flush wc with integrated wash hand basin, ceramic tiling to splash, ceramic tiled floor, ladder towel radiator, Upvc double glazed window to rear aspect.

Sitting Room
21' 5" X 11' 7" (6.54m X 3.55m)
Radiator with cover, tall radiator, wall mounted electric log effect fire, Upvc double glazed window to front aspect, double glazed single patio door to conservatory.

Conservatory
10' 1" X 7' 6" (3.08m X 2.29m)
3.08m Max x 2.29m Max
Upvc double glazed with French door to garden.

Kitchen/Dining Room
21' 5" X 11' 2" (6.53m X 3.42m)
Refitted to comprise inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces, granite splash backs, five ring burner gas hob with extractor canopy over, "Neff" split level electric oven, grill & microwave, integrated dishwasher, plumbing for automatic washing machine, space for fridge freezer, integrated 6 rack wine cooler, breakfast bar, ceramic tiled floor, tall radiator, Upvc double glazed window to front aspect, Double glazed Bi folding doors to rear garden, Upvc double glazed door to side, inset LED downlighters, integrated ceiling speakers.

First Floor Landing
Access to loft space with boarding, light, ladder and Baxi gas boiler supplying both domestic hot water and gas to radiator central heating.
Radiator, Upvc double glazed window to rear aspect, oak and glazed balustrade.

Bedroom One
11' 9" X 11' 5" (3.60m X 3.50m)
Radiator, Upvc double glazed window to rear aspect.

Bedroom Two
12' 7" X 11' 3" (3.86m X 3.43m)
Radiator, Upvc double glazed window to rear aspect.

Bedroom Three
11' 3" X 8' 6" (3.44m X 2.60m)
Radiator, Upvc double glazed window to front aspect.

Bedroom Four
9' 9" X 9' 8" (2.98m X 2.97m)
2.98m Max to rear of wardrobe, 2.36m Min to front of wardrobe x 2.97m + door recess
Radiator, a range of built in wardrobes, Upvc double glazed window to front aspect.

Family Bathroom
8' 1" X 5' 4" (2.48m X 1.65m)
2.48m Max x 1.65m
White suite of panel bath with mixer tap and shower attachment, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, radiator, fitted storage units, Upvc double glazed window to front aspect, inset LED downlighting.

Front Garden
Laid partly to lawn with well stocked flower and shrub beds and borders, good sized block paved drive with further shingle hardstanding providing ample car parking.
Gated access to rear garden.
The attractive landscaped rear garden is laid to lawn with well stocked flower and shrub beds and borders, mature trees, composite decked patio area with further single area bordering the conservatory, dog run area laid to blue slate, enclosed by gates and picket fencing, outside tap, outside power point, outside lighting, wheelie bin storage, fully enclosed by brick wall and timber fencing.

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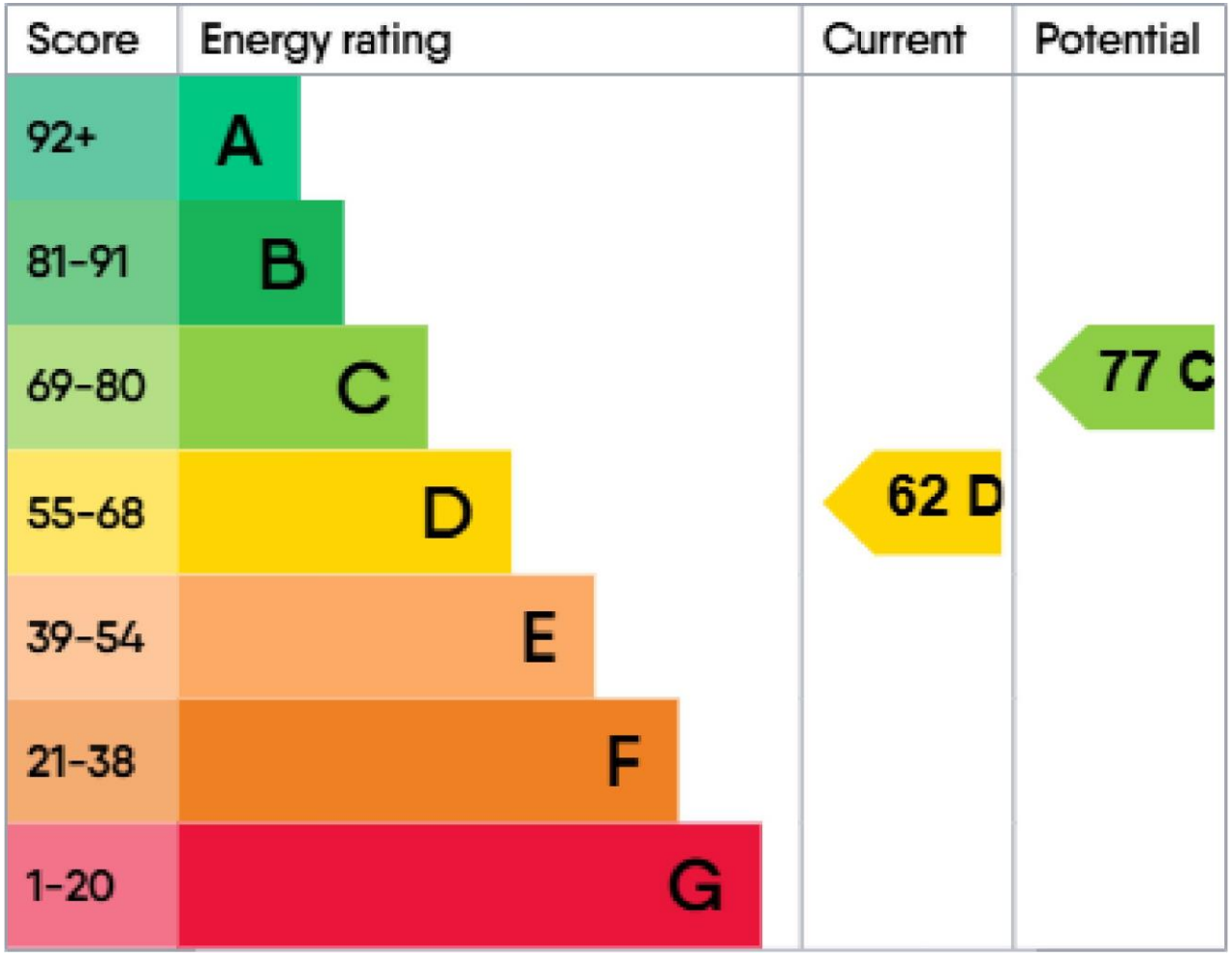
Garage
15' 8" X 15' 2" (4.80m X 4.64m)
A double width garage with up and over door, power and light connected, window to rear aspect, door to side.

Please Note
EPC Rating: D
Council Tax Band: E
Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.
Parking: Garage & Driveway parking.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps 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).

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.


Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
62 D
77 C










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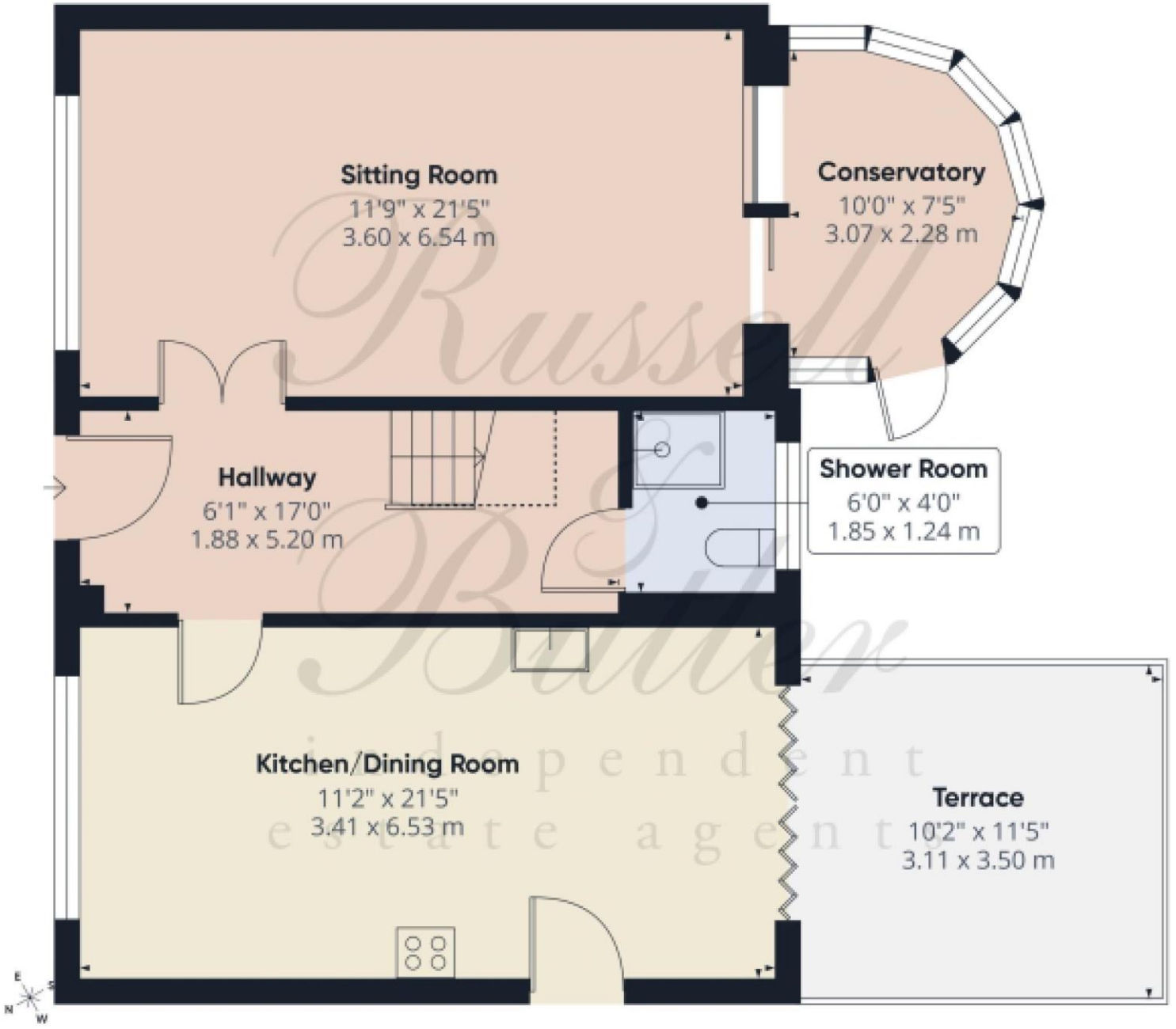

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Floor 0 Building 1

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Approximate total area(1)

707 ft²

65.6 m²

Balconies and terraces

116 ft²

10.8 m²

Reduced headroom

13 ft²

1.2 m²

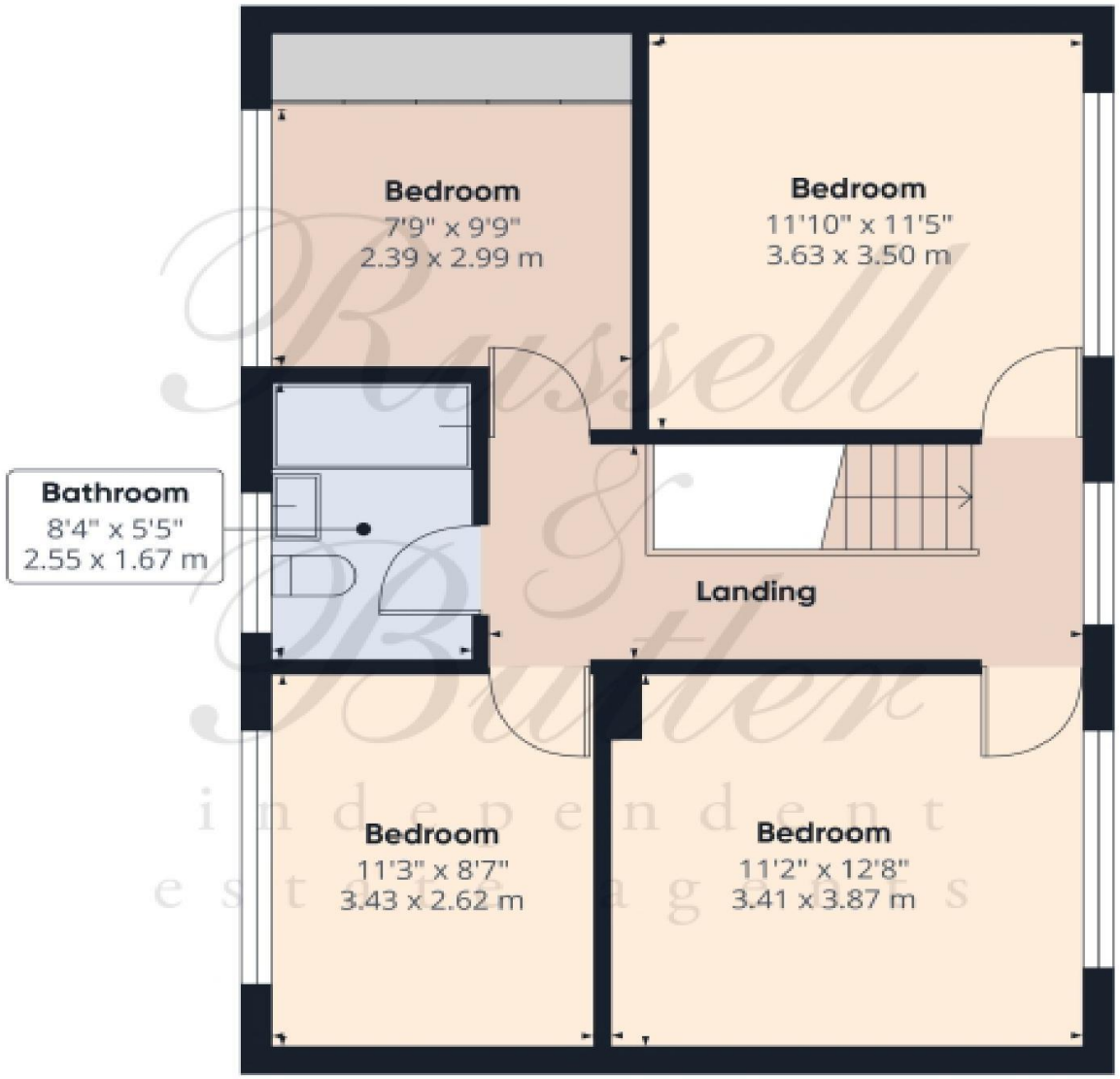
(1) Excluding balconies and terraces

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 only.

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Floor 1 Building 1

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Approximate total area(1)

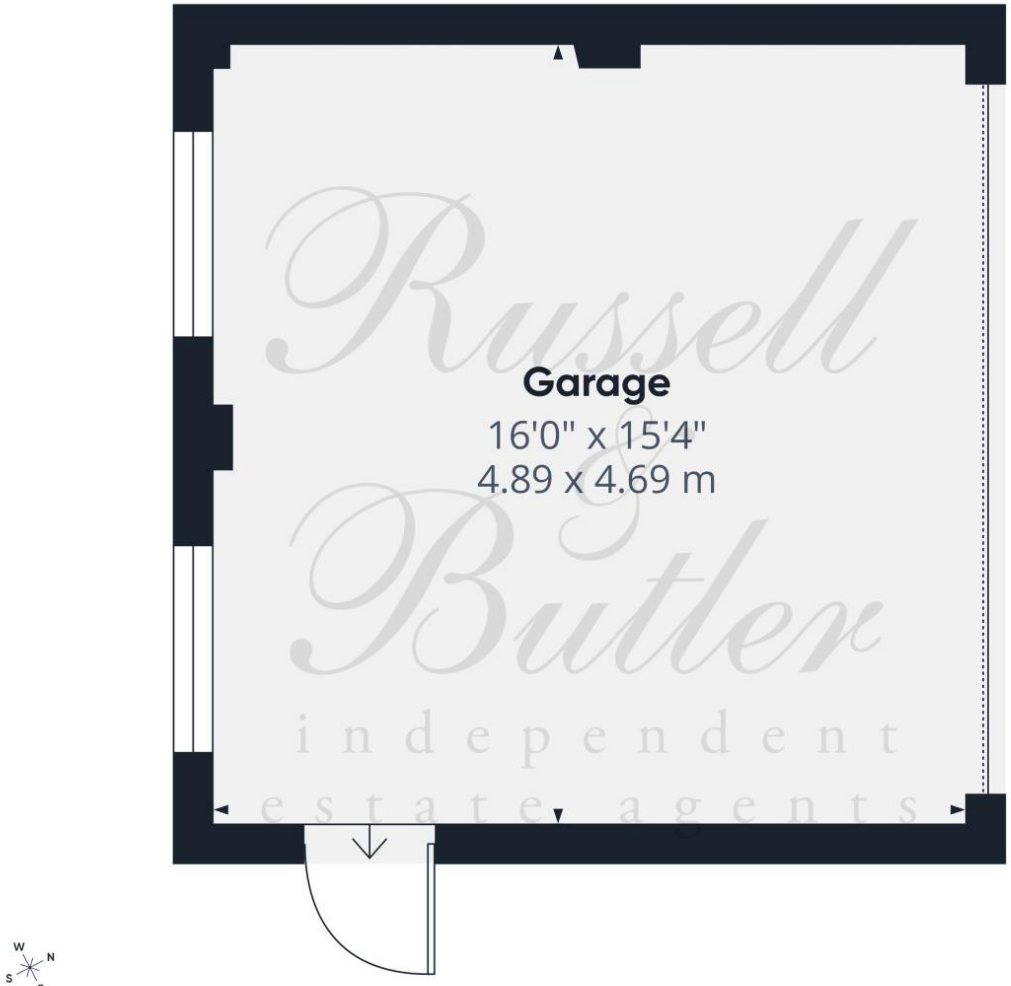
599 ft²

55.6 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 0 Building 2

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Approximate total area(1)

246 ft²
22.9 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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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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