

*Russell & Butler*

independent estate agents

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# Leapingwell Lane, Winslow, MK18 3LU

**Asking Price £325,000.00 Freehold**

A two bedroom semi detached bungalow offered with gas heating, UPVC double glazing, conservatory, partly converted garage, carport and a south west facing rear garden. The accommodation comprises: Entrance hall, sitting room, conservatory, kitchen, two bedrooms, bathroom, garage (part converted), carport and gardens to front & Rear. NO ONWARD CHAIN. Council Tax band C. Energy rating D.



### **Entrance**

Composite double glazed entrance door to:

### **Entrance Hall**

Airing cupboard housing hot water tank and immersion heater with linen storage as fitted, access to loft space with light and ladder, built in storage cupboard, cupboard housing "Johnson and Starley" gas warm air system supplying warm air heating and domestic hot water.

### **Sitting Room**

*17' 9" X 10' 5" (5.42m X 3.20m)*

Adam style fireplace with electric fire, warm air vent, Upvc double glazed sliding patio doors to conservatory.

### **Conservatory**

*9' 7" X 7' 11" (2.93m X 2.43m)*

Upvc double glazed with brick base and glazed roof, integrated blinds, French patio doors to garden.

### **Kitchen**

*9' 2" X 8' 9" (2.81m X 2.67m)*

Inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, rolled edge work surfaces, ceramic tiling to splash areas, four ring ceramic hob with concealed extractor over, split level electric double oven and grill, integrated fridge/freezer, plumbing for automatic washing machine and dishwasher, Upvc double glazed window to rear aspect, Upvc double glazed door to side, warm air vent.

### **Bedroom One**

*12' 0" X 10' 6" (3.68m X 3.21m)*

Warm air vent, range of fitted wardrobes and chest of drawers, Upvc double glazed window to front aspect.

### **Bedroom Two**

*9' 3" X 6' 11" (2.84m X 2.13m)*

Warm air vent, Upvc double glazed window to front aspect.

### **Family Bathroom**

*6' 1" X 5' 9" (1.86m X 1.76m)*

White suite of panel bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, full ceramic tiling to walls, Upvc double glazed window to side aspect, warm air vent.

### **Front Garden**

Open plan laid to lawn, block paved drive to side leading to carport accessed via picket fencing, fence gates in turn leading to detached garage, gated side access to rear garden.

### **Rear Garden**

Laid to lawn with flower and shrub beds, paved patio, fully enclosed by timber fencing, south west facing.

### **Garage**

Electric up and over door, power and light connected, personal door to rear garden.

### **Please Note**

EPC Rating: D.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas warm air

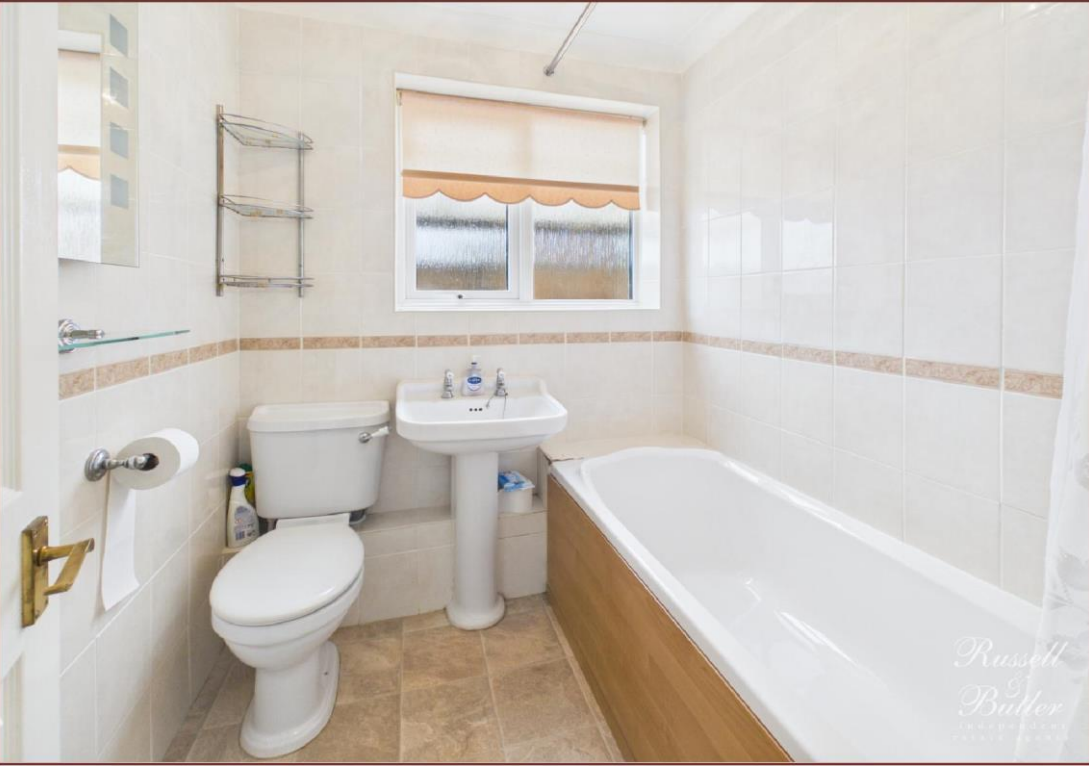
BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 1000Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

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

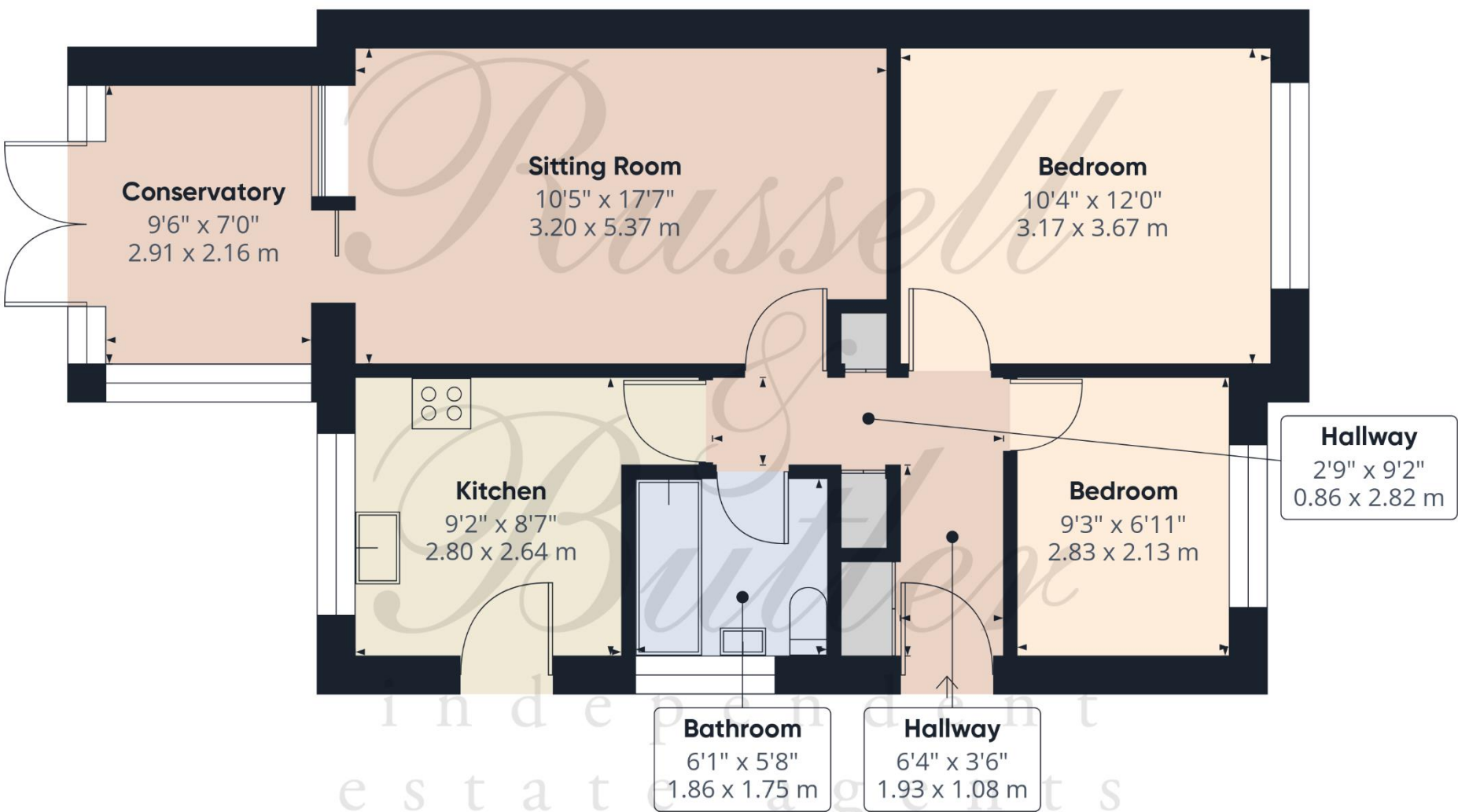
### **Mortgage Advice**

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.





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

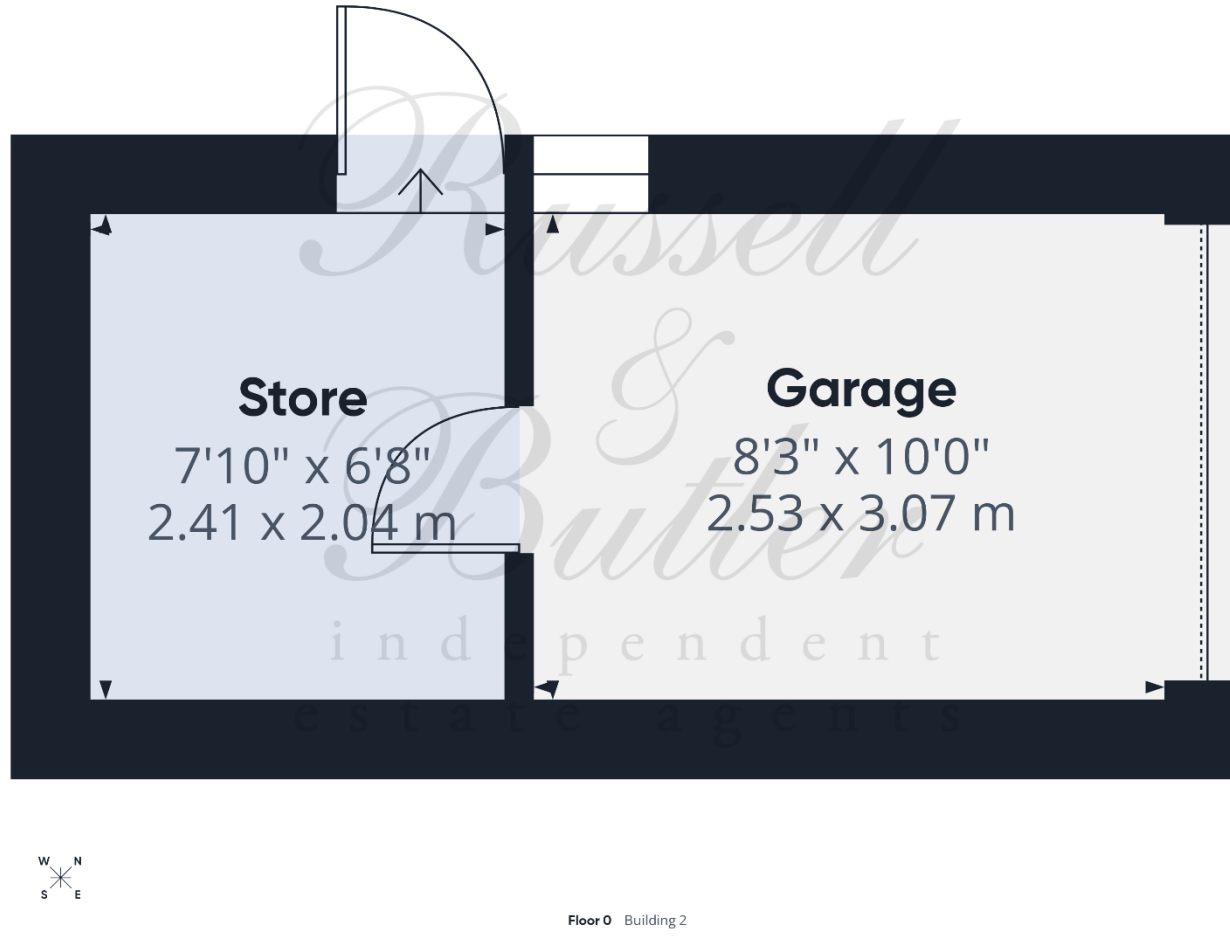
644 ft<sup>2</sup>  
59.9 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
138 ft<sup>2</sup>  
12.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
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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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