Russell & Butler
independent estate agents

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Strangers Lane, Tingewick, MK18 4PT
Asking Price £330,000.00 Freehold

Offered for sale with no onward chain this spacious two bedroom semi detached home, approx. 900 sq. ft in the sought after village of Tingewick. The property has been extended to provide additional living space and would make a lovely family home or an ideal first time purchase. The accommodation is laid out over two floors and comprises entrance hall, ground floor cloakroom, fitted kitchen and sitting room with French doors opening into the conservatory addition. On the first floor the landing leads to a dual aspect main bedroom and a further double bedroom with built in storage and the shower room with white suite. The gardens to the front are laid partly to lawn and provide off road parking for several vehicles, the enclosed rear gardens are west facing. Further benefits include gas to radiator central heating and double glazing. Council tax band C. EPC rating C.









Entrance
Part glazed door to entrance hall.

Entrance Hall
Stairs rising to first floor, double panel radiator.

Inner Hall
Radiator, Upvc double glazed window to side aspect, wood laminate flooring.

Cloakroom
White suite of low level wc, Upvc double glazed window to front aspect, contemporary style wash hand basin with mixer taps, radiator, wood laminate flooring, extractor fan.

Sitting Room
16' 6" X 10' 4" (5.05m X 3.17m)
Radiator, Upvc double glazed window to front aspect, Upvc double glazed doors to conservatory.

Conservatory
21' 2" X 8' 6" (6.46m X 2.61m)
Upvc double glazed doors and window to rear aspect, radiator, two wall light points, wood laminate flooring, sliding door to remaining conservatory with Upvc double glazed window to rear aspect, Upvc double glazed door to rear garden, radiator, two wall light points.

Kitchen
10' 11" X 8' 0" (3.34m X 2.44m)
Fitted to comprise inset single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall and drawer units, work tops over, ceramic tiling to splash areas, built in ceramic hob, electric oven under, space and plumbing for washing machine, space for double width fridge/freezer, under stairs storage area, Upvc double glazed window to rear aspect, door to conservatory.

First Floor Landing
Upvc double glazed window to rear aspect, access to loft space.

Bedroom One
14' 9" X 10' 0" (4.52m X 3.07m)
Upvc double glazed window to front and rear aspects, two double panel radiator.

Bedroom Two
11' 1" X 9' 7" (3.40m X 2.93m)
Upvc double glazed window to front aspect, radiator, large over stairs storage cupboard, cupboard housing gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Shower Room
Suite of width and a half fully tiled shower cubicle with shower as fitted, glazed screen, low level wc, wall mounted wash hand basin, mixer tap, full and half height ceramic tiling to walls, Upvc double glazed window to rear aspect, radiator, chrome ladder towel rail.

Front Garden
Part enclosed by hedging and fencing, gated side access to rear garden, laid partly to lawn, off road parking for several vehicles.

Rear Garden
Fully enclosed west facing rear garden, laid mainly to lawn, paved and covered side access, outside tap.

Please Note
EPC Rating: C
Council Tax Band: C

Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Gas to radiator central heating and domestic hot water.

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: Off road parking for several vehicles.

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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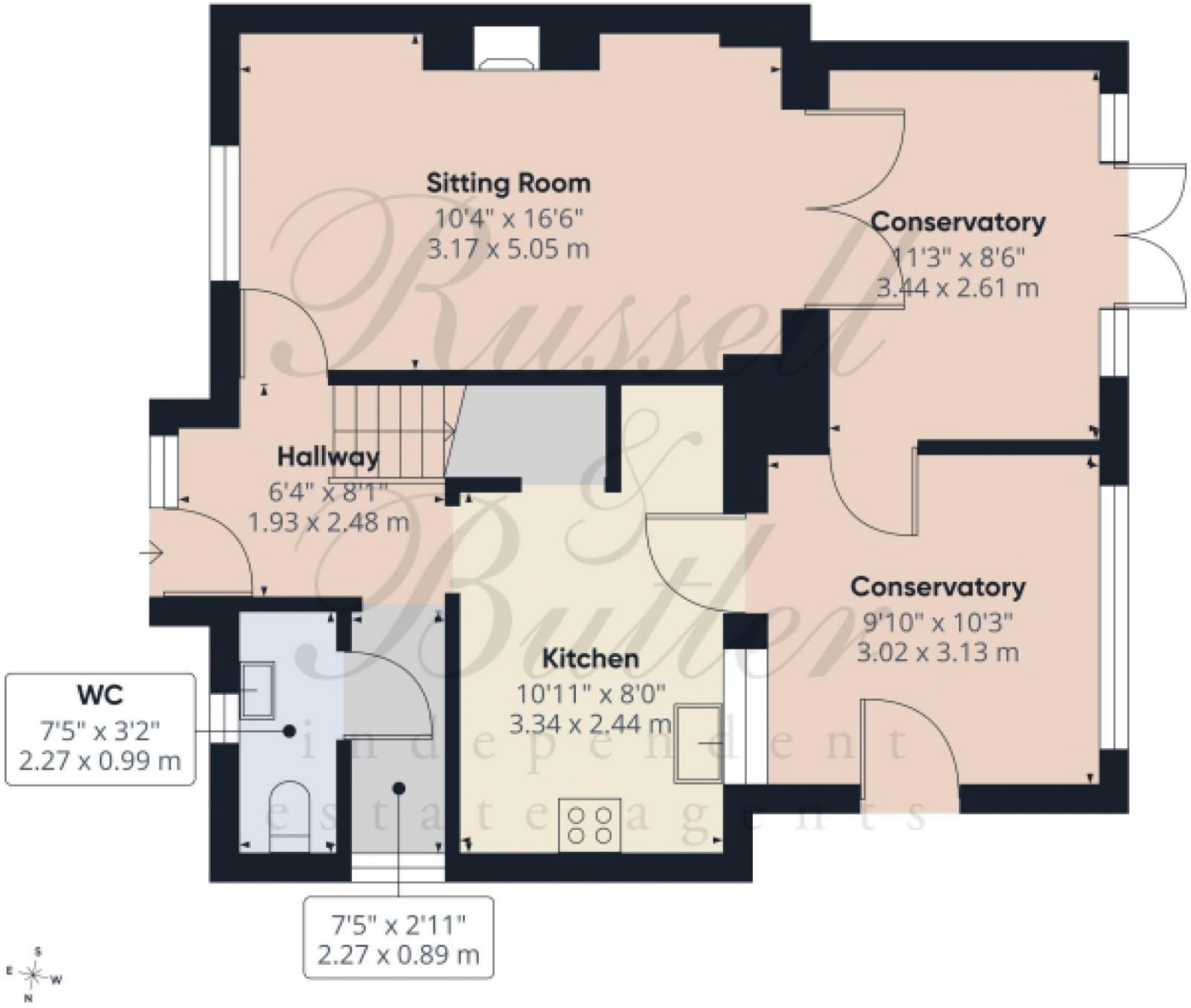

Floor 0

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Approximate total area(1)

580 ft²

53.8 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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