

*Russell & Butler*  
i n d e p e n d e n t   e s t a t e   a g e n t s

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*Russell  
& Butler*



## The Pightle, Main Street, Maids Moreton, MK18 1QP

**Asking Price £325,000 Freehold**

Offered for sale with no upper chain and with scope for extension (subject to the relevant planning permission) this spacious 2-bedroom semidetached home in need of modernisation and located in a quiet cul de sac in the sought after village of Maids Moreton. The accommodation is laid out over two floors and comprises: entrance hall, dual aspect sitting room, kitchen/breakfast room, inner lobby utility area with walk in pantry and ground floor shower room. On the second floor two double bedrooms and the first-floor bathroom.

UPVC double glazing and gas to radiator central heating.

There is off road parking to the front and wrap around gardens to the front, side and rear.

EPC rating D. Council tax band C.



### Entrance

Part glazed door to:

### Entrance Hall

Stairs rising to first floor, radiator.

### Sitting Room

*14' 7" X 10' 10" (4.46m X 3.31m)*

Dual aspect sitting room with UPVC double glazed windows to front and rear aspects, radiator, brick fireplace with gas fire as fitted. Picture rail. Brace and latch door to:

### Kitchen/Breakfast Room

*14' 1" X 10' 1" (4.31m X 3.08m)*

Fitted to comprise inset single drainer sink unit with cupboard under, further range of wall, drawer and base units with worktops over, two Upvc double glazed windows to rear and side aspects, gas cooker point, large under stair cupboard with light. Space and plumbing for washing machine.

### Inner Lobby

*8' 0" X 3' 5" (2.46m X 1.05m)*

Wall mounted Glow Worm gas fired boiler serving both domestic hot water and radiator central heating, space for tumble dryer, work tops over. Large walk-in pantry. Upvc double glazed window. Door to rear garden, brace and latch door to:

### Ground Floor Shower Room

Suite of low-level W/C, wall mounted wash hand basin, extractor fan, fully tiled shower cubicle with shower as fitted, radiator.

### First Floor Landing

Upvc double glazed window to rear aspect, central heating thermostat.

### Bedroom One

*12' 5" X 11' 4" (3.81m X 3.46m)*

Upvc double glazed window to rear aspect, airing cupboard housing hot water tank, storage cupboard, radiator.

### Bedroom Two

*11' 7" X 8' 5" (3.54m X 2.58m)*

Two Upvc double glazed windows to side and rear aspects, radiator.

### Family Bathroom

*6' 7" X 9' 10" (2.03m X 3.02m)*

Suite of panel bath, low flush W/C, pedestal wash hand basin, ceramic tiling to splash areas, wall mounted electric heater, Upvc double glazed window to rear aspect.

### Front Garden

Generous size open plan front garden laid mainly to lawn with block paved off road parking and pathway leading to the property entrance.

### Gardens

The gardens are of a generous size which are mainly laid to lawn and wrap around the property to the sides and rear, paved patio, established plating, enclosed by panel fencing.

### Please Note

EPC Rating: D.

Council Tax Band: 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 & 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 parking.

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.







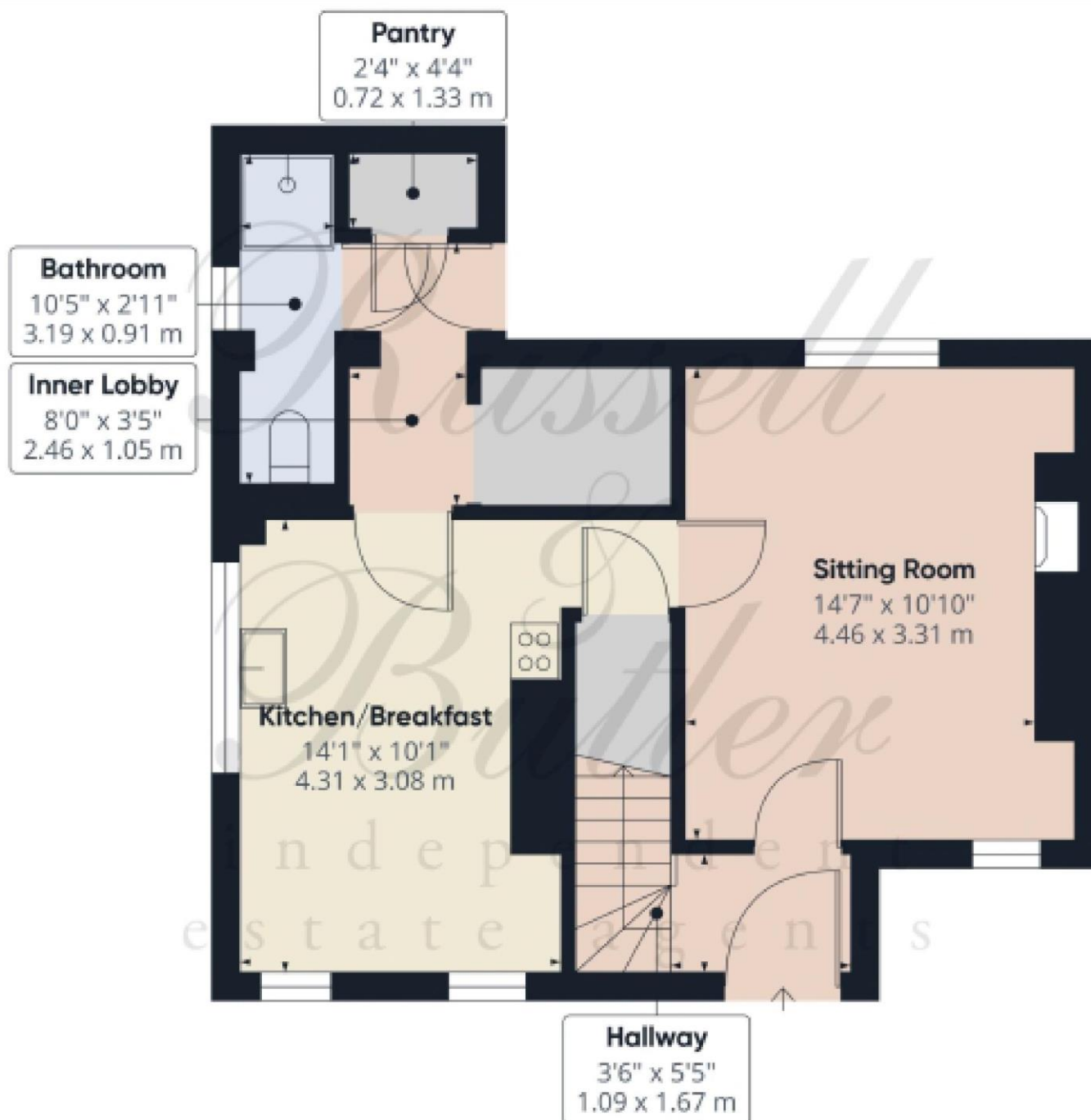


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Approximate total area<sup>(1)</sup>

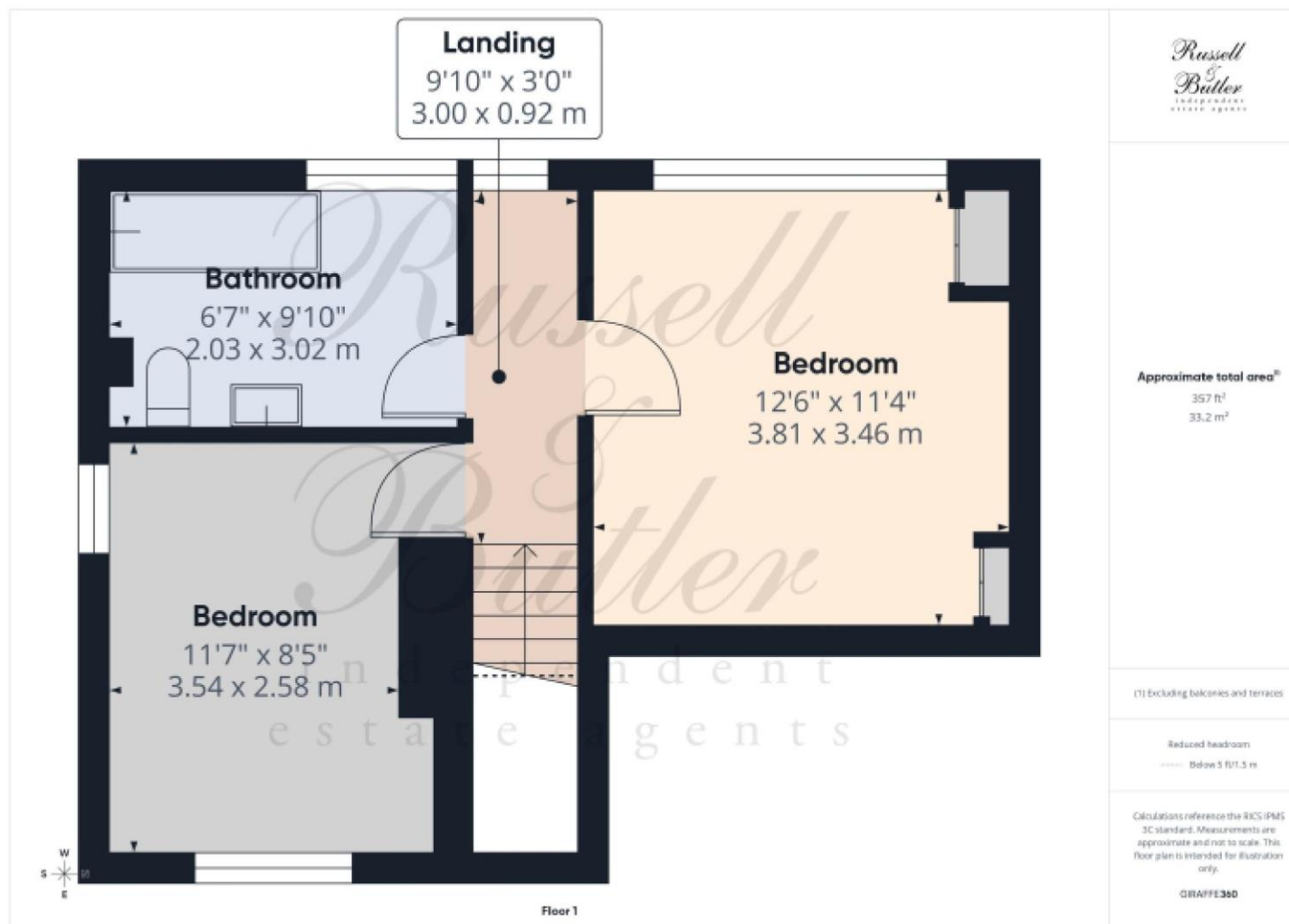
467 ft<sup>2</sup>  
43.4 m<sup>2</sup>

(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.

GRAFFI350





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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