

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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&
Butler*
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estate agents

Spindle Mews, Buckingham, MK18 7RS
Freehold Fixed Price £500,000

Situated on the popular Lace Hill development we are pleased to offer for sale this four bedroom detached family home which benefits from being in catchment for Lace Hill Academy, Buckingham Secondary & the Royal Latin Grammar Schools & also being within close walking distance to local parks and to Buckingham town centre and all the amenities. The accommodation over two floors: Entrance hallway, ground floor cloakroom, study, spacious sitting room with French doors to rear garden, kitchen/dining room with integrated appliances and French doors leading out onto the patio and rear garden. On the first floor, four bedrooms with the main bedroom benefiting from fitted wardrobes & an en-suite shower room, and the family bathroom. Outside there is a driveway leading to the single garage and enclosed private garden to the rear with multiple seating areas including outdoor kitchen. Freehold. EPC rating C. Council tax band E.



Entrance:

Composite door to;

Entrance Hall:

Radiator, Karndean flooring, stairs rising to first floor, access to ground floor accommodation.

Cloakroom:

Suite comprising low level W.C, wash hand basin, ceramic tiling to splash areas, radiator, Karndean flooring.

Study:

8' 10" X 8' 5" (2.71m X 2.57m)

Radiator, dual aspect with UPVC double glazed window to front & side aspect.

Sitting Room:

21' 3" X 11' 0" (6.49m X 3.36m)

Dual aspect with UPVC double glazed window to front aspect, UPVC double glazed French doors to rear garden, two radiators.

Kitchen/Diner:

18' 10" X 14' 9" (5.76m X 4.51m)

Fitted to comprise; inset single drainer stainless steel sink unit with cupboard under, further range of base, drawer & eye level units, straight edge work tops, ceramic tiling to splash areas, integrated double electric oven & grill, five burner gas hob with extractor hood over, integrated dishwasher, washing machine. Under stairs pantry cupboard, Karndean flooring, radiator, UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden.

First Floor Landing:

Access to loft, radiator, UPVC double glazed window to rear aspect.

Bedroom One:

14' 0" X 10' 3" (4.29m X 3.13m)

Fitted wardrobes, radiator, UPVC double glazed window to front aspect.

En-Suite:

Suite of double width shower cubicle, pedestal wash hand basin, low level W.C, ceramic tiling to all splash areas, heated towel rail, UPVC double glazed window to front aspect.

Bedroom Two:

12' 5" X 10' 0" (3.81m X 3.06m)

Wall length fitted wardrobes, radiator, UPVC double glazed window to rear aspect.

Bedroom Three:

11' 1" X 10' 6" (3.39m X 3.21m)

Radiator, UPVC double glazed window to front aspect.

Bedroom Four:

10' 5" X 7' 6" (3.20m X 2.29m)

Radiator, UPVC double glazed window to rear aspect.

Family Bathroom:

White suite of panel bath, low level W.C, pedestal wash hand basin, heated towel rail, ceramic tiling to all splash areas.

Outside:**Rear Garden:**

Landscaped, private and fully enclosed garden consisting of paved patio seating area with pergola over, outdoor kitchen/entertainment area, raised wooden decked seating area, lawn with established borders, personal access door to garage.

Garage:

Single garage with electric roller door, power & light connected. Driveway parking in front with electric car charging point.

Please Note:

Annual maintenance charge approx £90 per annum.

EPC Rating: C.

Council Tax Band: E.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas 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: On 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





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Approximate total area⁽¹⁾
694 ft²
64.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFE350

WC
7'5" x 3'7"
2.27 x 1.11 m

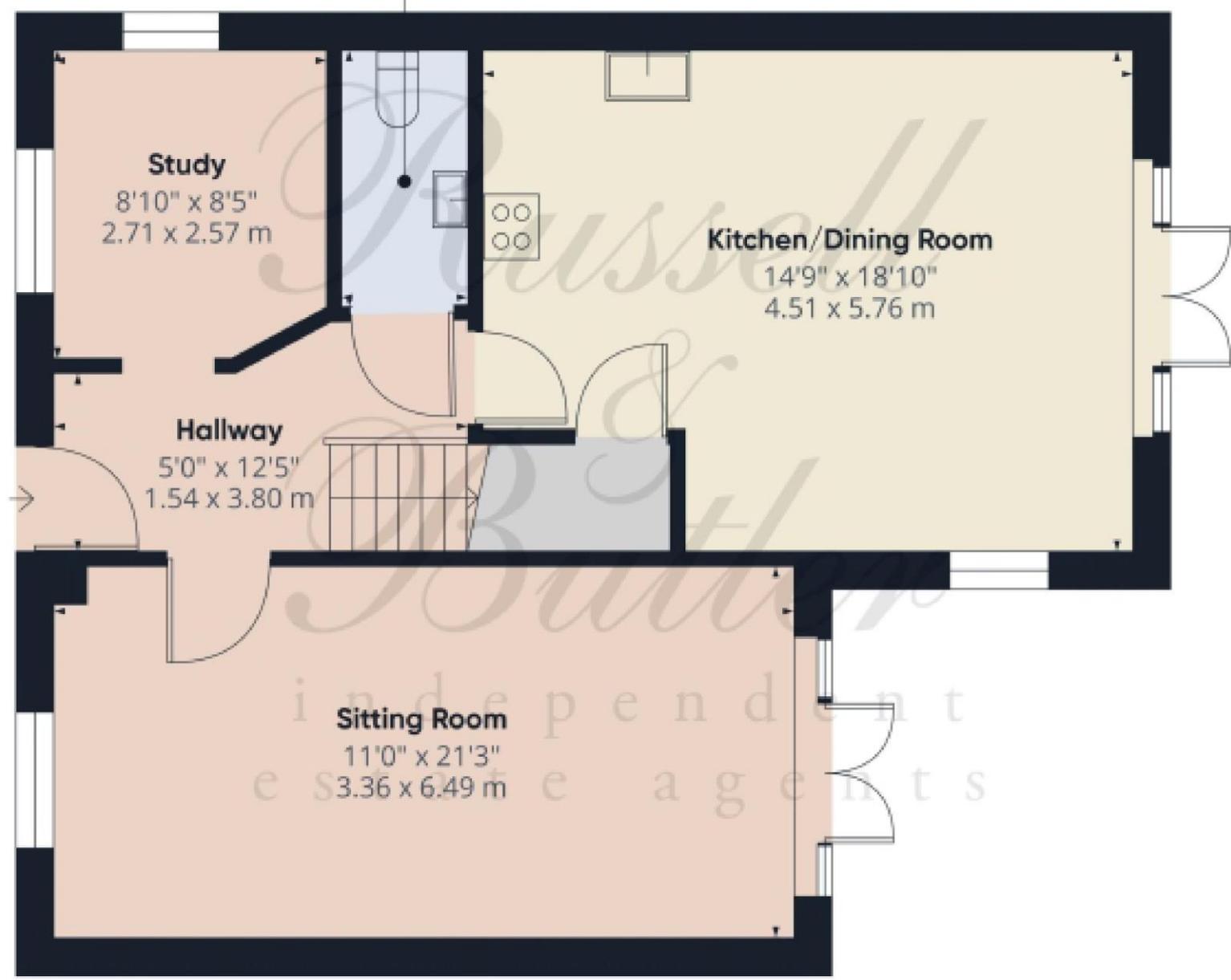
Study
8'10" x 8'5"
2.71 x 2.57 m

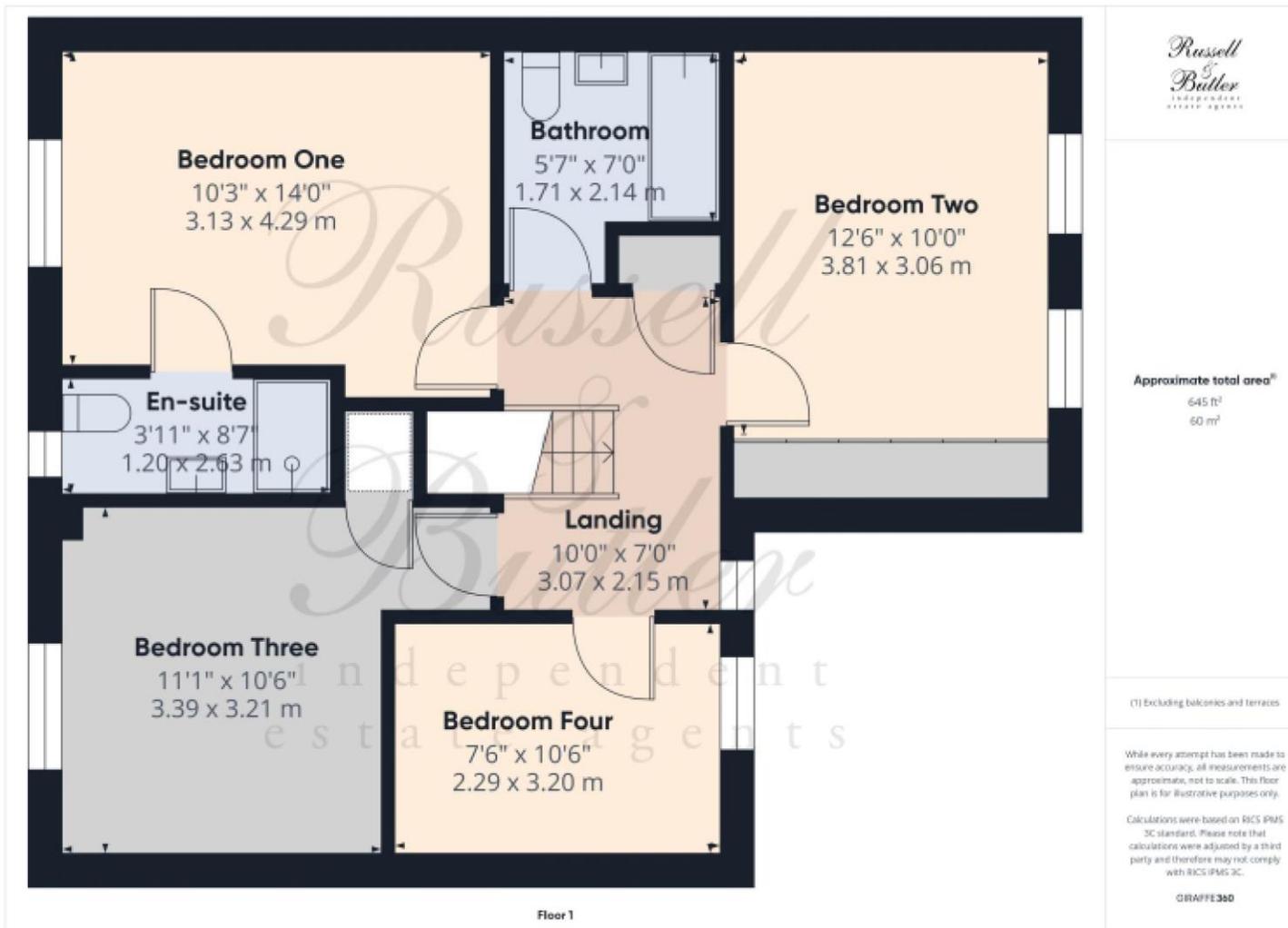
Kitchen/Dining Room
14'9" x 18'10"
4.51 x 5.76 m

Hallway
5'0" x 12'5"
1.54 x 3.80 m

Sitting Room
11'0" x 21'3"
3.36 x 6.49 m

Floor 0





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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