

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**15 Lyneham Road, Bicester, Oxfordshire. OX26 4FN**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**15 Lyneham Road, Bicester, Oxfordshire. OX26 4FN**



**A Four Bedroom Detached House on a Larger than Average Plot, with Cloakroom, Kitchen Breakfast Room, Playroom/Dining Room, Living Room, Conservatory, Bathroom, Large En-Suite and Dressing Room, Front and Rear Gardens, Double Garage and Off-Road Parking for Four Cars**

**FREEHOLD**

**£ 565,000**

- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Playroom/Dining Room and Separate Living Room
- ❖ Conservatory
- ❖ Landing with Four Bedrooms and Family Bathroom
- ❖ Dressing Room/En-Suite to Bedroom One
- ❖ Front and Rear Gardens
- ❖ Double Garage and Driveway Parking for up Four Cars
- ❖ Close to Local Amenities

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### **Key Facts for Buyers:**

**EPC:** Rating of C (73).  
**Council Tax:** Band D  
Approx. £2,583 per annum.

### **Ground Floor:**

Outside gas and electric meter boxes, part glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, coving, polished floor tiles, radiator, staircase, central heating thermostat.

#### **KITCHEN BREAKFAST ROOM: 18'3 overall x 9'90 widening to 13'0**

Twin front aspect PVC windows, coving, RCD/MCB electricity consumer unit, wall mounted "Ideal Logic Heat H24" boiler, two radiators. Range of tall base and eye level units, granite effect worksurfaces, 600mm shallow base unit with two 300mm doors, 300mm rounded corner base unit, 150mm wine rack, 1000mm corner base unit with 500mm door and kidney trays, space for dishwasher, 540mm x 400mm stainless steel sink, 600mm undersink base unit, 800mm corner base unit with 300mm door, space for slot-in cooker (*gas*), extractor hood, second 300mm rounded base unit, shallow 300mm base unit, second shallow base unit, second rounded 300mm x 300mm corner base unit, 600mm cutlery and pan drawers, space for tumble dryer, tall unit (*500mm wide*), space for washing machine, 1000mm base unit with two 500mm doors, space for 900mm wide fridge freezer, space for table and chairs.

#### **CLOAKROOM: 5'8 x 2'11**

Plain plaster ceiling, extractor fan, vinyl flooring, dual flush close coupled WC, wall mounted sink with cupboard under.

#### **PLAYROOM/DINING ROOM: 16'0 plus bay x 11'8 narrowing to 8'2**

Two rear aspect PVC windows, front aspect PVC bay window, plain plaster ceiling, radiator, laminate flooring, three wall light points.

#### **LIVING ROOM: 18'4 x 10'9 extending to 14'0**

Rear aspect PVC window, sliding patio door, coving, laminate flooring, two radiators, fireplace with ornate mantle, marble hearth and surround.

#### **CONSERVATORY: 16'1 x 5'9 extending to 10'4 into bay**

Dwarf brick cavity base, PVC French doors and windows sections, polycarbonate pitched roof.

### **First Floor:**

#### **LANDING:**

Side aspect PVC window, plain plaster ceiling, access to lot space, coving, double-door airing cupboard.

#### **BATHROOM:**

Side aspect PVC window, fully tiled walls, ceramic tiled floor, chrome heated towel rail, 'P' shaped shower-bath, mixer tap shower attachment, thermostatic shower over, sliding head support, close coupled WC, pedestal wash hand basin, shaver socket.

#### **BEDROOM ONE: 10'10 x 10'3 extending to 12'11**

Rear aspect PVC window, coving, wide arch to:

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### **DRESSING ROOM/ENSUITE: 12'0 including wardrobes x 11'8**

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, radiator, 3500mm wide wall-to-wall wardrobes, 11800mm x 880mm quadrant shower enclosure, aqua panels, thermostatic shower, fixed rain head, second hand held head, 600mm x 360mm sink with cupboard under, dual flush close coupled WC.

### **BEDROOM TWO: 9'11 x 8'10**

Front aspect PVC window, coving, radiator.

### **BEDROOM THREE: 9'3 x 9'1**

Front aspect PVC window, coving, radiator.

### **BEDROOM FOUR: 8'2 x 7'11**

Rear aspect PVC window, coving, radiator.

### **Outside:**

#### **FRONT GARDEN: refer to photograph**

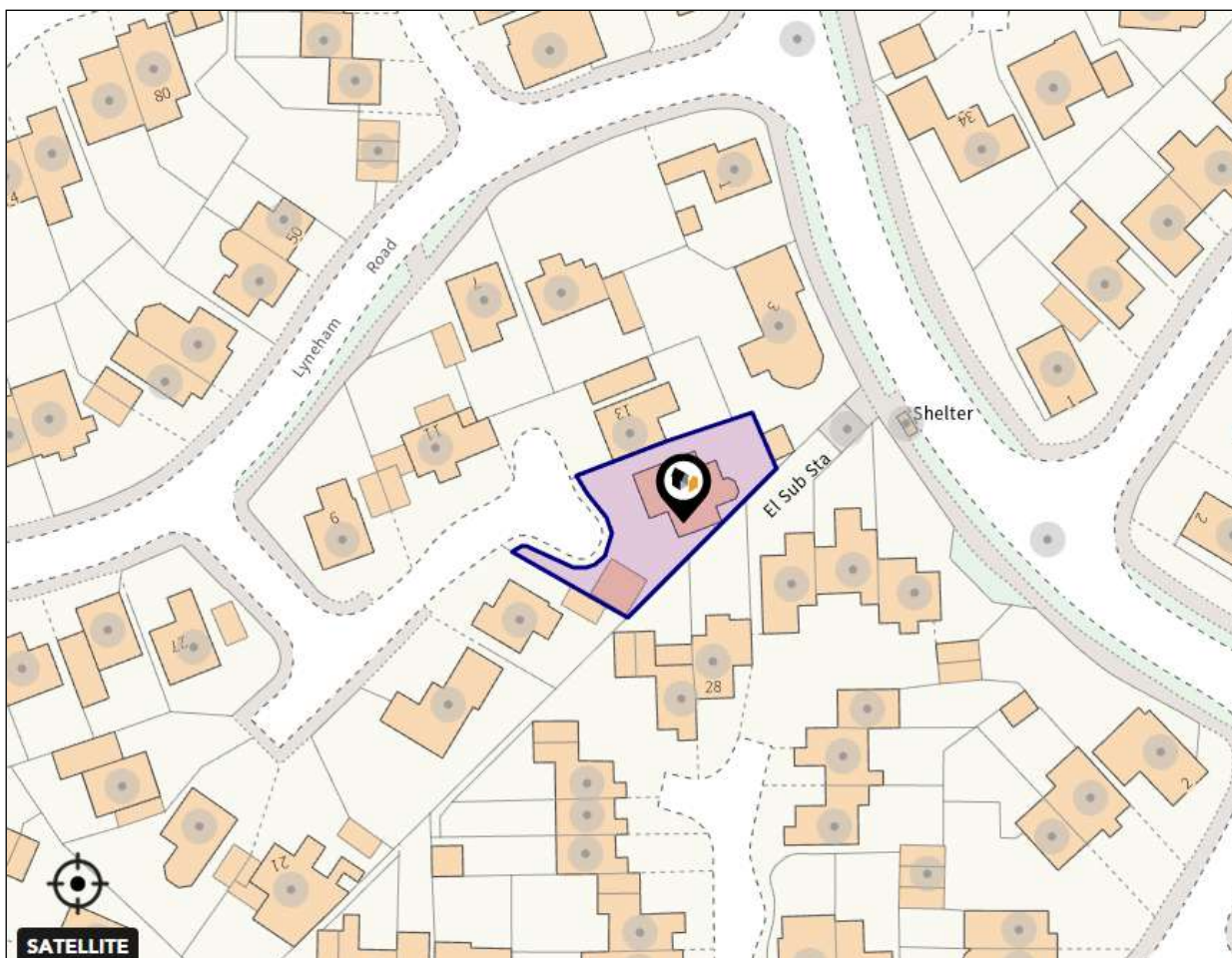
Off-road parking for four cars.

#### **REAR GARDEN: refer to photographs**

Patio, "faux" grass, deck, side access gate.

#### **DOUBLE GARAGE: 17'0 x 16'9**

Two up and over doors, door to garden, side aspect window.



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## 249922



Entrance Hall



Entrance Hall and Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Playroom/Dining Room



Playroom/Dining Room

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Living Room



Living Room



Living Room



Conservatory



Conservatory



Conservatory



Bathroom



Bedroom One

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Dressing Area/En-Suite to Bedroom One



Dressing Area/En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Four



Rear Garden



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

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