

*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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**Sandholme, Steeple Claydon, MK18 2QE**  
**Asking Price £299,995.00 Freehold**

A three double bedroom property offered for sale in the village of Steeple Claydon, with the benefits of off road parking, gas to radiator central heating and Upvc double glazing. The accommodation is ideal for a first time buyer and comprises: Entrance porch, spacious entrance hall, utility room, ground floor cloakroom, dual aspect lounge/diner with sliding doors leading out to the rear garden and kitchen/breakfast room. First floor landing with access to loft space, three double bedrooms and the family bathroom. There is off road parking to the front and enclosed gardens to the rear. Council tax band C. EPC rating D.



**Entrance**

Replacement composite door to entrance lobby.

**Entrance Lobby**

Providing really useful cloaks storage space, Quarry tiled flooring, part glazed door to entrance hall.

**Entrance Hall**

*10' 6" X 6' 3" (3.22m X 1.91m)*

Stairs rising to first floor, under stairs storage cupboard, radiator,

**Cloakroom**

Suite of low level W/C, wall mounted wash hand basin, radiator, extractor fan, wood laminate flooring.

**Lounge/Diner**

*20' 6" X 9' 4" (6.27m X 2.85m)*

Dual aspect lounge/diner with Upvc double glazed window to front aspect, Upvc double glazed sliding doors to rear garden, wood laminate flooring, radiator, feature fireplace with wood burner stove.

**Kitchen**

*10' 0" X 11' 7" (3.06m X 3.55m)*

Fitted to comprise inset stainless steel single drainer sink unit with mixer tap and cupboard under, further range of wall/drawer and base units, work tops over, gas cooker point, space for fridge freezer, Upvc double glazed window and door to rear garden, space for dishwasher, pantry cupboard.

**Utility Room**

*9' 10" X 4' 7" (3.02m X 1.40m)*

Upvc double glazed window to side aspect, space and plumbing for washing machine, space for tumble dryer, radiator.

**First Floor Landing**

Access to loft space.

**Bedroom One**

*13' 7" X 8' 10" (4.15m X 2.70m)*

Upvc double glazed window to rear aspect, radiator, cupboard housing gas fired boiler, radiator, coving to ceiling.

**Bedroom Two**

*10' 0" X 10' 1" (3.07m X 3.09m)*

Upvc double glazed window to rear aspect, radiator, two built in storage cupboards.

**Bedroom Three**

*7' 0" X 10' 11" (2.15m X 3.34m)*

Upvc double glazed window to front aspect, radiator.

**Family Bathroom**

*10' 2" X 5' 2" (3.10m X 1.59m)*

White suite of panel bath, separate shower over, ceramic tiling to splash areas, low flush wc, pedestal wash hand basin, Upvc double glazed window to front aspect, double panel radiator.

**Front Garden**

Part enclosed by hedge and fencing, offroad parking.

**Rear Garden**

Fully enclosed rear garden, laid mainly to lawn with paved patio areas, outside tap, gated rear access.

**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 broadband available. Offering highest speeds of 61Mbps download and 11Mbps 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.





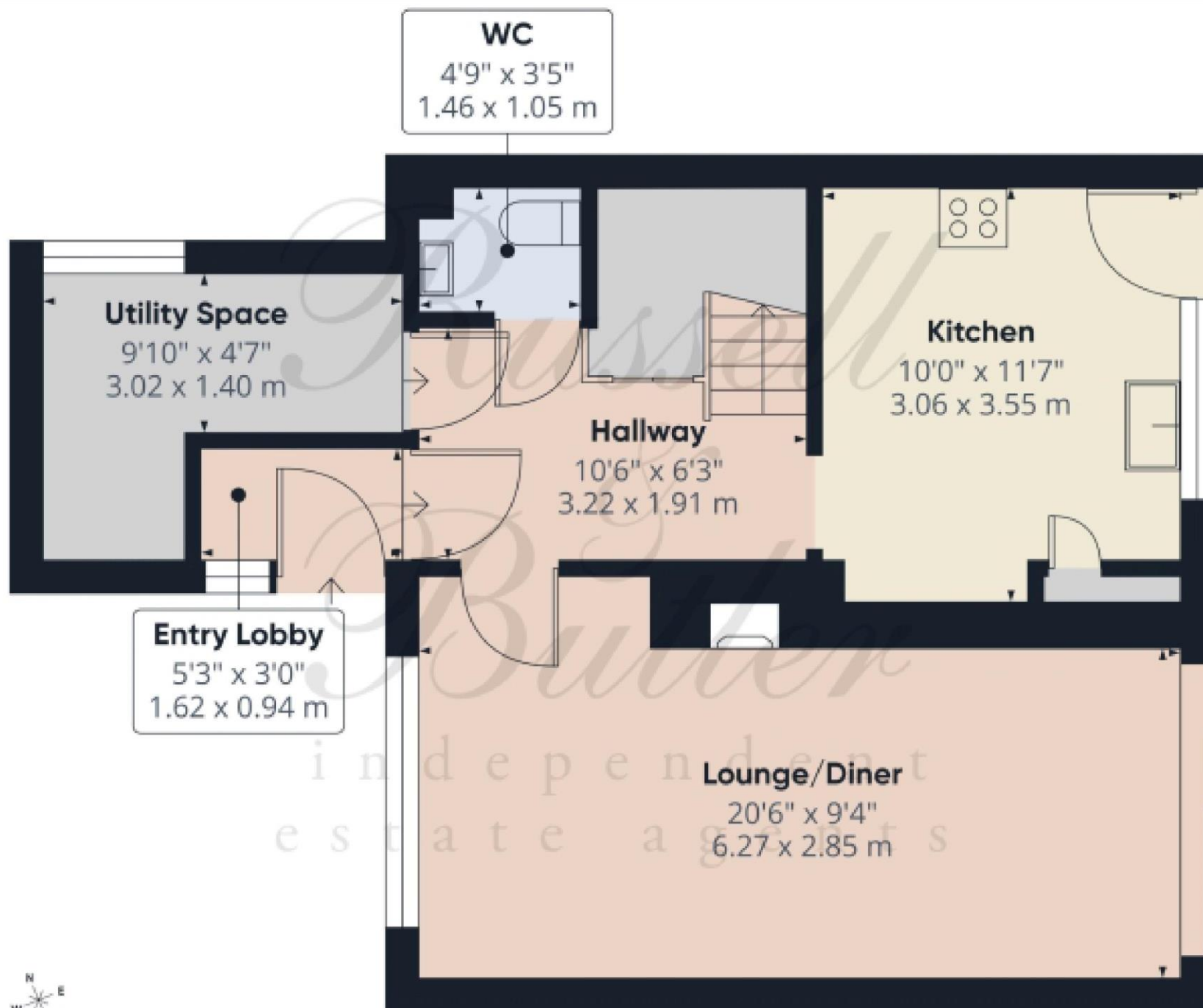




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independent  
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Approximate total area<sup>(1)</sup>

506 ft<sup>2</sup>

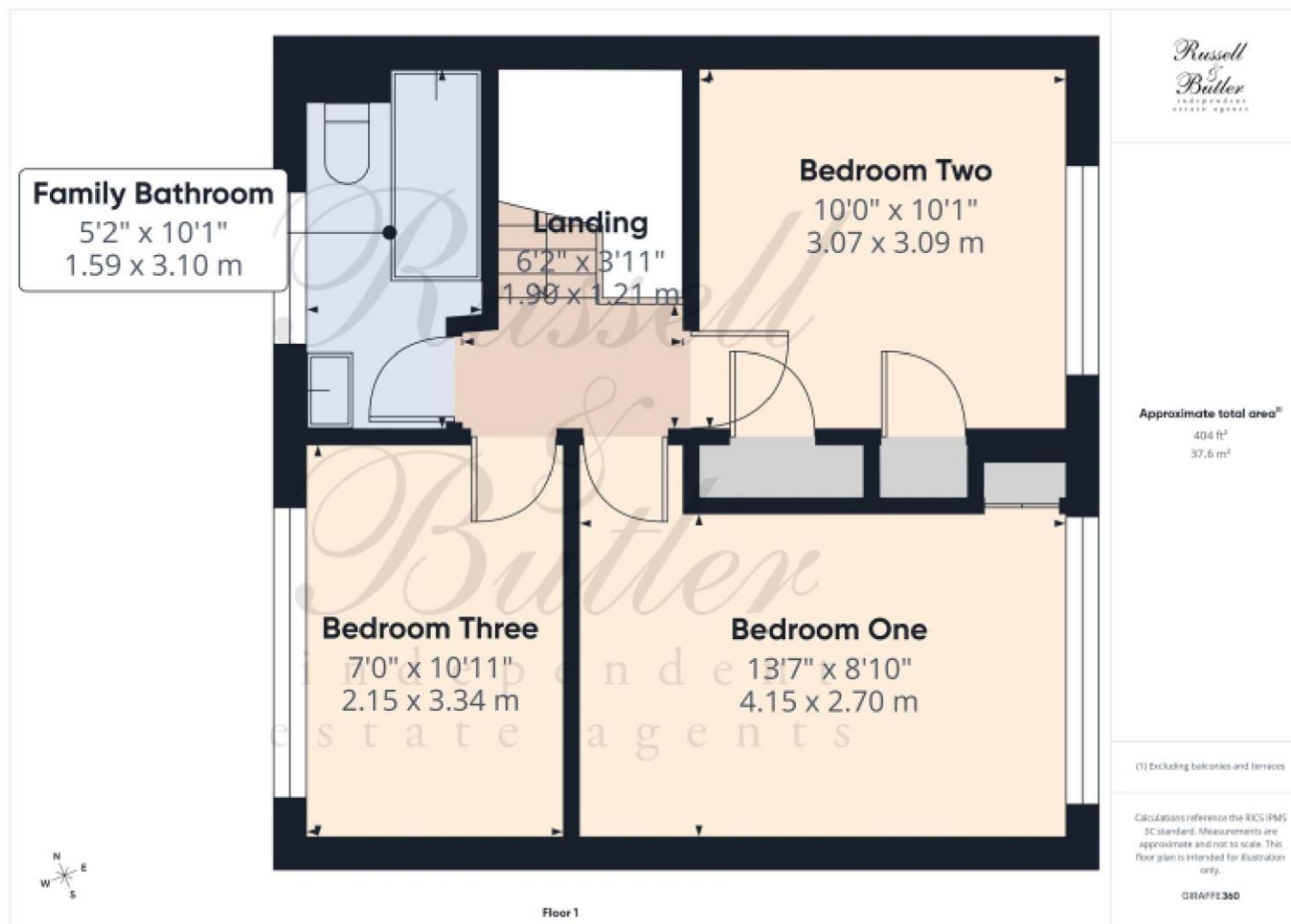
47.1 m<sup>2</sup>

(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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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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