

*Russell & Butler*

independent estate agents

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OPEN 7 DAYS A WEEK

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*Russell  
& Butler*

# 7 Threads Lane, Buckingham, MK18 7RW

Asking Price £562,500.00 Freehold

NO ONWARD CHAIN. A lovely and spacious four bedroom detached family home on the popular Lace Hill Development and being within catchment and walking distance for Lace Hill Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. Accommodation comprises: reception hallway, ground floor cloakroom, separate study/family room, sitting room, spacious kitchen/diner/family room with integrated appliances and French doors leading out onto the rear garden and separate utility room. On the first floor, landing, master bedroom with built in his and hers wardrobes and en-suite shower room, two further double bedrooms and fourth bedroom with built in wardrobes, good sized family bathroom with separate shower cubicle. The property benefits further from driveway providing of road parking for several vehicles and a single garage, EV charger, enclosed gardens to the rear. EPC rating C. Council tax band F.



### **Entrance**

Part glazed door to entrance hall.

### **Entrance Hall**

Providing access to accommodation, stairs rising to first floor, radiator, Porcelain tiled flooring.

### **Cloakroom**

White suite of low level wc, pedestrian wash hand basin with mixer taps, half height ceramic tiling to walls, Porcelain tiled flooring, radiator, large under stairs storage cupboard, Upvc double glazed window to side aspect.

### **Sitting Room**

*17' 6" X 12' 0" (5.34m X 3.67m)*

Upvc double glazed bay window to front aspect with white shutter blinds, radiator.

### **Study/Playroom**

*9' 4" X 7' 6" (2.86m X 2.31m)*

A useful home office/study or playroom fitted with wall storage cupboards and desk area, Upvc double glazed window to front aspect with white plantations shutters, radiator, wood laminate flooring.

### **Kitchen/Dining/Family Room**

*20' 2" X 11' 1" (6.16m X 3.38m)*

A spacious kitchen/dining/ family room with Upvc double glazed French doors to rear garden, kitchen area is fitted to comprise stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, co-ordinating upstands and splash backs, decorate storage cupboard with drawers under, inset downlighters, built in electric oven and grill, six burner gas hob, extractor hood over, integrated fridge/freezer, integrated dishwasher, porcelain tiled floor, Upvc double glazed window to rear aspect.

### **Utility Room**

*8' 4" X 5' 1" (2.55m X 1.55m)*

Inset stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, work tops over, space and plumbing for washing machine, space for tumble dryer, cupboard housing gas fired boiler, supplying both domestic hot water and gas to radiator central heating, Porcelain tiled floor, radiator, part glazed door to rear garden.

### **First Floor Landing**

Airing cupboard housing hot water tank with linen shelving as fitted, radiator, Upvc double glazed window to side aspect, access to loft space.

### **Bedroom One**

A range of two sets of built in wardrobes with hanging rail and shelving as fitted, door to en-suite, radiator, Upvc double glazed window to front aspect.

### **En-Suite**

White suite of width and a half fully tiled shower cubicle with shower as fitted, rainfall shower head, glazed screen, pedestal wash hand basin with mixer taps, low level wc, ladder radiator towel rails, Upvc double glazed window to front aspect.

### **Bedroom Two**

*12' 2" X 10' 4" (3.71m X 3.15m)*

Built in triple width wardrobes with hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect.

### **Bedroom Three**

*13' 5" X 9' 6" (4.11m X 2.90m)*

Two Upvc double glazed windows to front aspect, radiator.

### **Bedroom Four**

*10' 1" X 7' 4" (3.09m X 2.25m)*

Upvc double glazed window to rear aspect, radiator, built in triple width wardrobe with sliding doors and drawer units.

### **Family Bathroom**

White bathroom suite of panel bath, fully enclosed separate shower cubicle with shower as fitted, low level wc, pedestal wash hand basin with mixer taps, ladder towel rail, extractor fan, ceramic tiling to walls, Upvc double glazed window to rear aspect.

### **Front Garden**

Open plan front garden laid to lawn, driveway providing off road parking and leading to single garage, electric vehicle charging point, gated side access to rear garden.

### **Rear Garden**

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

### **Garage**

*17' 6" X 9' 1" (5.34m X 2.79m)*

Up and over door, eaves storage space, light and power connected.

### **Please Note**

EPC Rating: C

Council Tax Band: F

Annual management charge approx. £225 per annum

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 1800Mbps 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**

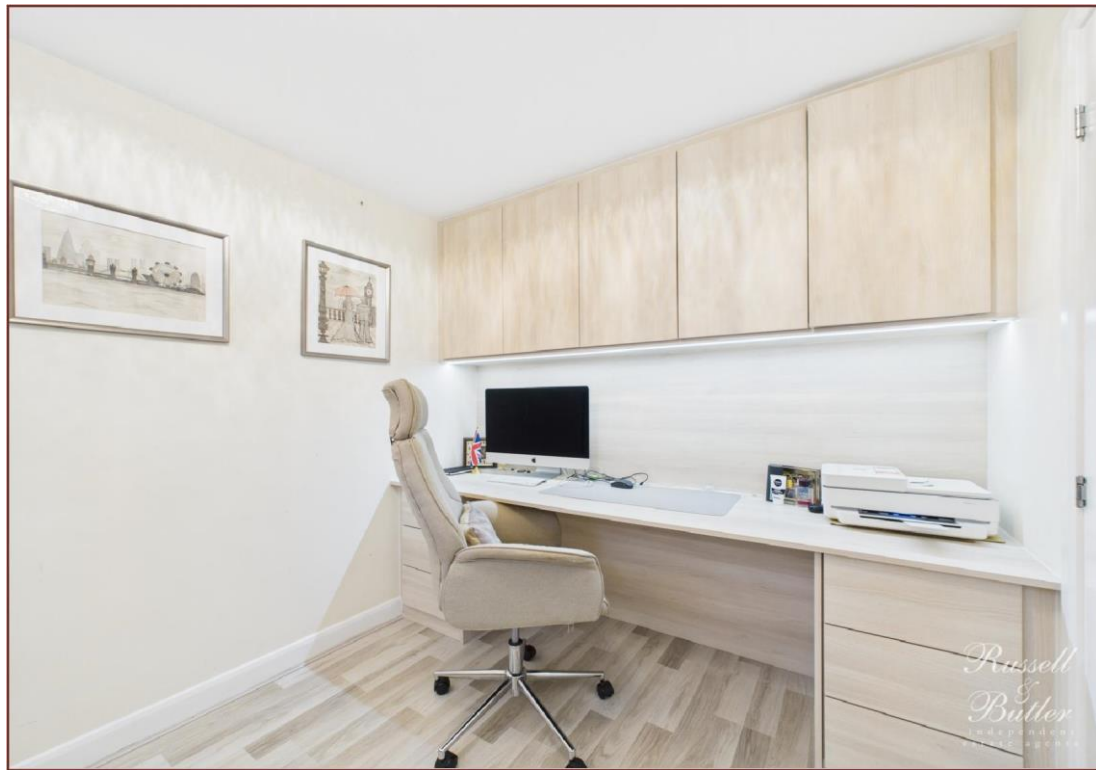
*0' 0" X 0' 0" (0.00m X 0.00m)*

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		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

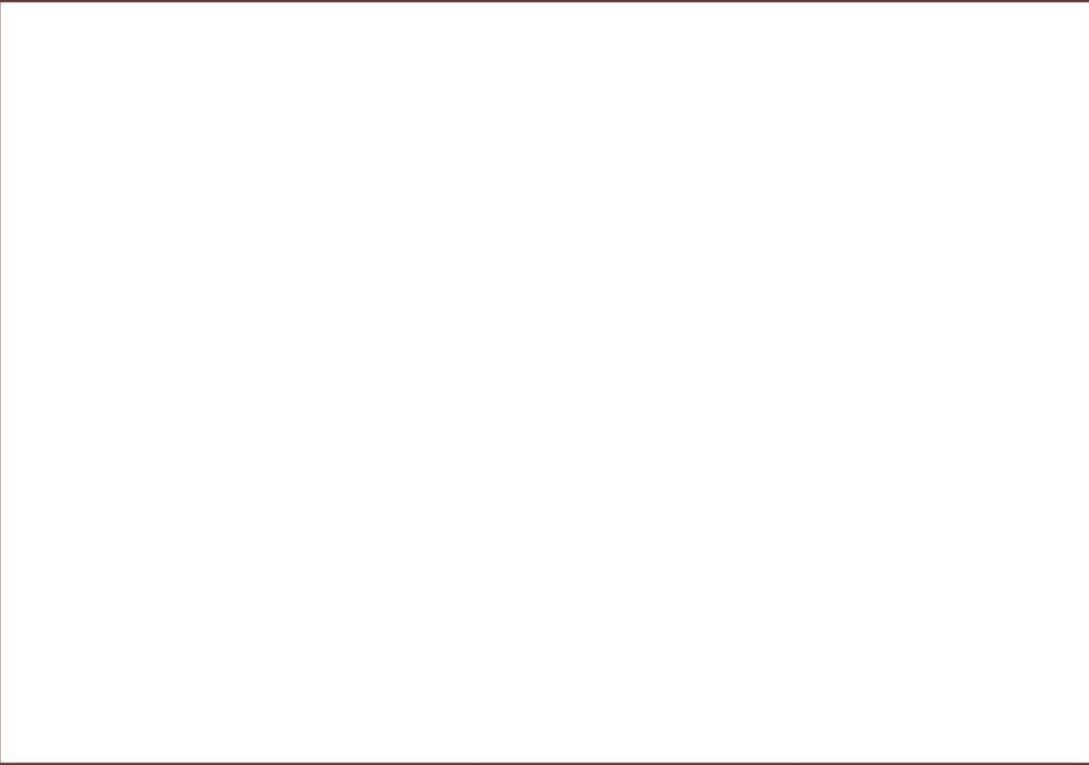






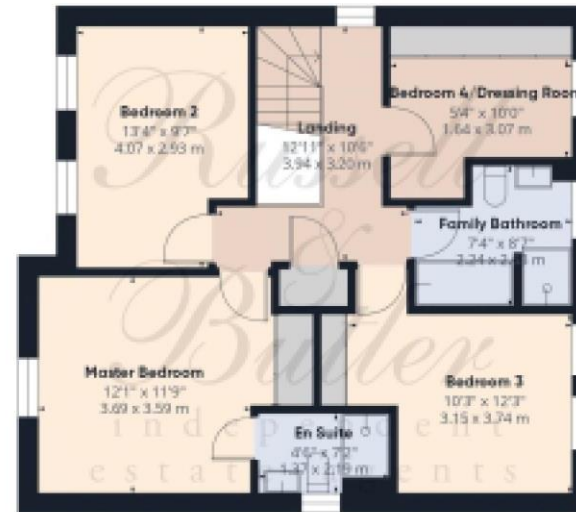








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

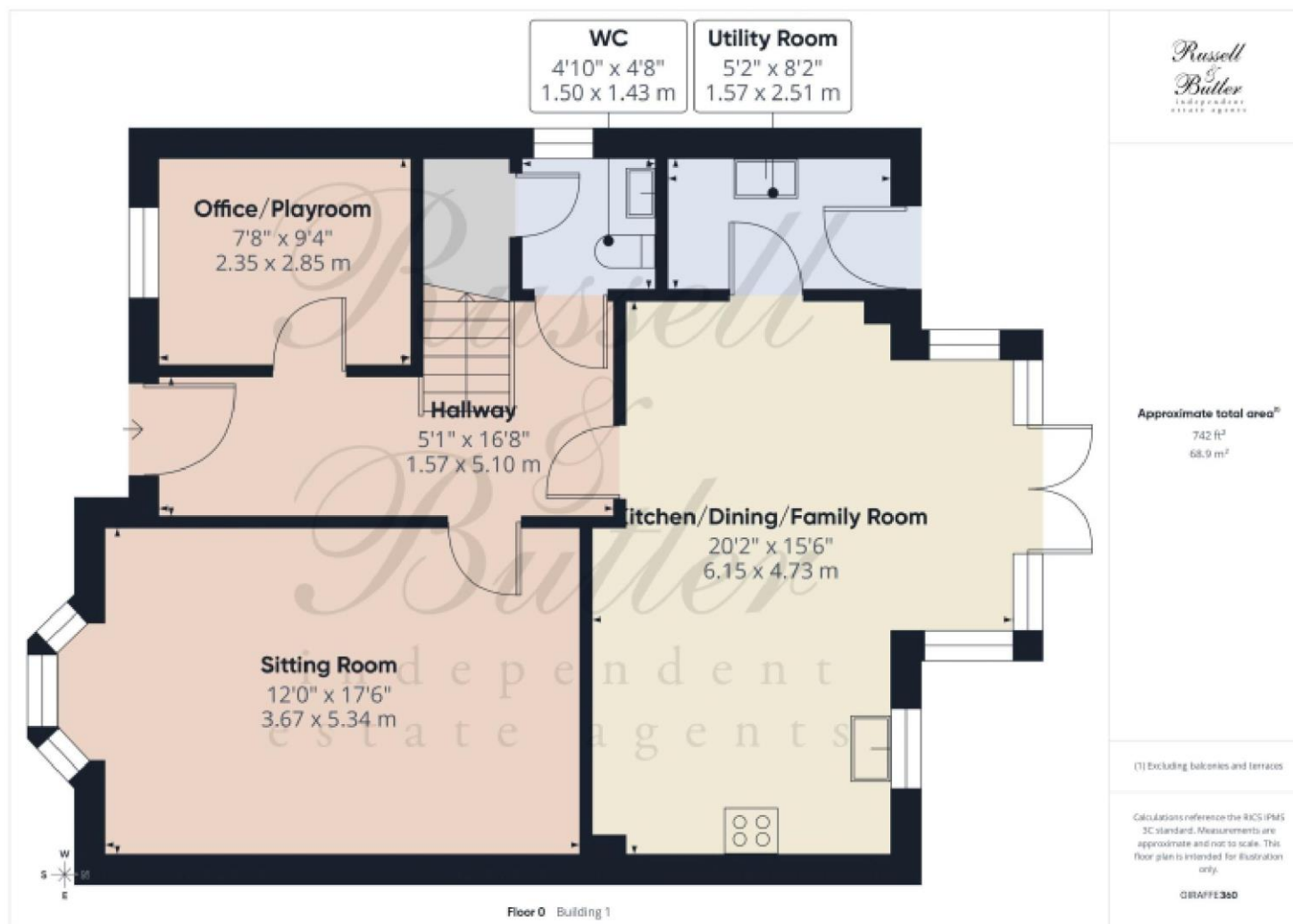
1566 ft<sup>2</sup>

145.3 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.

GBRAPP350



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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