



Selby Lane

Winslow,
Buckingham, MK18 3FX
£550,000

COUNTRY PROPERTIES
PART OF HUNTERS

For the discerning purchaser, being one of only two built on the development, a double fronted 'Shenstone' four bedroom detached family home with substantially upgraded kitchen area and a number of other quality features. With two en-suites, a low maintenance designer rear garden and neutral decor, immediate viewing of this premier property is recommended. Located on the edge of the development, the property will be within a mile of the new rail station at Winslow which is currently under construction. EPC Rating: B.

GROUND FLOOR

ENTRANCE

Via front entrance door with opaque glazed aperture, courtesy light and storm porch over.

ENTRANCE HALL

Cloaks hanging cupboard. Radiator. Kamdean flooring. Return dog-leg staircase to first floor. Wall mounted thermostat.

CLOAKROOM/WC

Low level WC. Wash hand basin with mixer tap. Contemporary tiling. Radiator. Kamdean flooring. Extractor fan. Additional open plan under stairs storage area: 3' 10" x 3' 3" (1.17m x 0.99m) with limited head-height. Ceiling mounted extractor.

SITTING ROOM

15' 7" x 11' 7" (4.75m x 3.53m) Double glazed double doors opening onto garden patio, with double glazed windows to either side. Two radiators. TV, Satellite and FM/DAB media points.

STUDY

10' 8" max x 8' 10" max (3.25m max x 2.69m max) Double glazed window to front. Radiator.

KITCHEN/BREAKFAST/DINING ROOM

22' 9" max x 10' 8" max (6.93m max x 3.25m max) The focal hub of this family residence, this spacious open plan area has many upgraded features which discerning purchasers will enjoy, including the oversize 5' 6" x 4' 0" (1.68m x 1.22m) solid speckled grey granite breakfast bar, and the inclusion of eight pan drawers and an additional range of storage units facing out into the breakfast area, concealed under the breakfast bar.

Kamdean flooring. The kitchen area comprises a comprehensive range of cream faced storage units at eye and base level with solid speckled grey granite work surfaces over, 1½ bowl stainless steel sink unit with mixer tap over, upgraded Siemens induction hob with stainless steel and glass extractor hood above and plinth electric heater. Double glazed windows to front and rear. A range of integrated appliances including Whirlpool dishwasher, tallboy frost free fridge/freezer, Siemens oven with Siemens combination microwave above. Ceiling mounted extractor. Radiator.

UTILITY ROOM

6' 10" x 5' 6" (2.08m x 1.68m) Stainless steel sink unit with mixer tap, cream faced storage cupboard under and work surface area. Plumbing for automatic washing machine. Radiator. Wall cupboard with concealed Baxi boiler. Ceiling mounted extractor. Kamdean flooring. Door with opaque double glazing.

FIRST FLOOR

LANDING

Return L-shape landing. Double glazed window to side. Radiator. Large airing cupboard with hot water tank and shelving. Access to loft space with loft ladder.



BEDROOM 1

16' 2" max x 11' 2" max (4.93m max x 3.40m max) Double glazed window to rear. Built-in four door 'Space Slide' mirrored wardrobe. Radiator. Television point.

EN-SUITE SHOWER ROOM (1)

Contemporary tiling. Double size shower unit with extractor fan above. Low level WC. Pedestal wash hand basin. Glazed shelf. Shaver point. Ladder style heated towel rail. Large built-in mirror.

GUEST/BEDROOM 2

14' 3" x 12' 4" (4.34m x 3.76m) Double glazed window to rear. Radiator. Built-in two door 'Space Slide' mirrored wardrobe.

EN-SUITE SHOWER ROOM (2)

Contemporary tiling. Double size shower unit with extractor fan above. Low level WC. Pedestal wash hand basin. Glazed shelf. Shaver point. Ladder style heated towel rail. Large built-in mirror.

BEDROOM 3

12' 0" x 11' 3" (3.66m x 3.43m) Double glazed window to front. Radiator. Satellite point. Wardrobe recess.

BEDROOM 4

8' 11" x 8' 8" (2.72m x 2.64m) Double glazed window to front. Radiator.

FAMILY BATHROOM

Low level WC. Wash hand basin with mixer tap. Contemporary tiling. Panelled bath with over bath shower and shower screen. Extractor fan. Opaque double glazed window to front. Electric shaver point. Ceiling mounted extractor. Ladder style heated towel rail. Large built-in mirror.

OUTSIDE

FRONT GARDEN

With flower beds and mature shrubs.

REAR GARDEN

Designer landscaped in 2019 with a patio and artificial lawn, bamboo screen and wrought iron railings with steps leading down to an extensive private wooden decking level. Garden shed.

GARAGE & PARKING

Brick-built garage with power and light. Driveway.

Current Council Tax Band: F.

Estate/Management Charge: £18.78 per month (TBC).

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and drivers licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement. Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



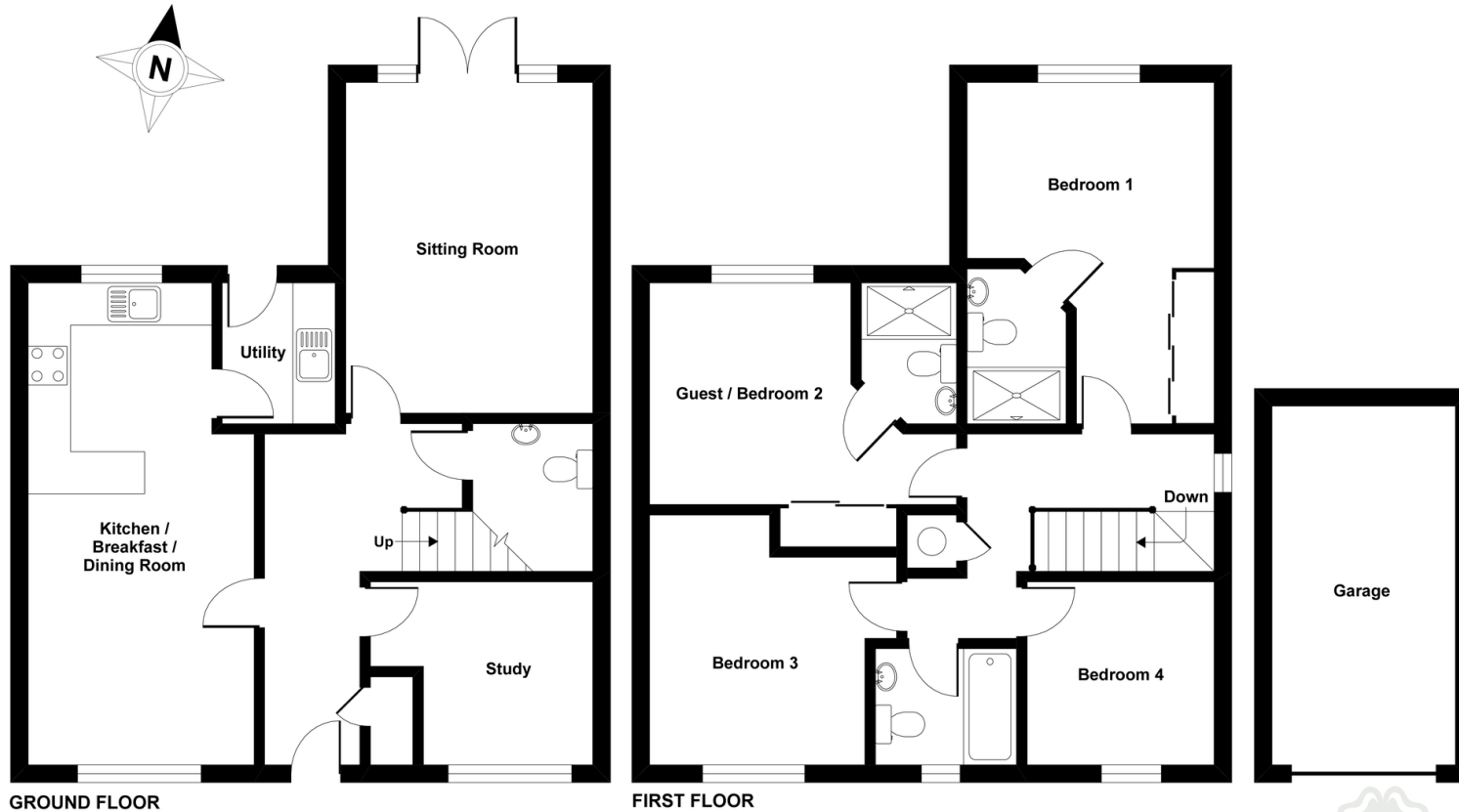
Approximate Area = 1585 sq ft / 147.2 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1585 sq ft / 147.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 648061



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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