

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



'Karlene'
2 Kingfisher way, Langford Village,
Bicester, Oxfordshire. OX26 6YD

BARTON FLEMING

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

2 Kingfisher Way, Langford Village, Bicester, Oxon. OX26 6YD



Corner Plot Four Bedroom Detached with Family Room, Conservatory, 11Ft long Utility Room, Replaced Boiler, Block Paved Driveway for 3 cars and a South-West Garden.

FREEHOLD

£ 460,000

- ❖ Open Porch, Entrance Hall, Re-fitted Cloakroom
- ❖ Living Room, Dining Room
- ❖ Conservatory
- ❖ Family Room off the Kitchen
- ❖ 11Ft long Utility Room
- ❖ Landing, Four Bedrooms, Bathroom
- ❖ Re-fitted En-Suite shower Room to bedroom one
- ❖ Double Garage & block paved 3 car driveway
- ❖ Replaced Boiler serving gas to radiator heating
- ❖ PVC Glazing, Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Ground Floor:

PORCH:

Post box, outside coach lamp, part leaded-light glazed wooden front door to:-

ENTRANCE HALL:

Coving, encased radiator, Oak flooring, telephone point, under-stairs cupboard, staircase.

RE-FITTED CLOAKROOM: 4'7 x 2'10.

Front aspect leaded-light glazed PVC window, Oak flooring, radiator, dual flush close coupled wc, wash hand basin with cupboard under.

LIVING ROOM: 15'6 x 12'4.

Front aspect leaded-light glazed PVC window, plain plaster ceiling, coving, Oak flooring, radiator, telephone point, TV & satellite connections, wall light points, digital thermostat, fireplace, arch to:-

DINING ROOM: 10'9 x 9'8.

Rear aspect PVC French doors and windows to either side to the conservatory, plain plaster ceiling, coving, Oak flooring, radiator, dimmer switch.

CONSERVATORY: 10'8 x 9'10.

Brick cavity base with PVC window sections and French doors to the garden under a tinted glass roof, radiator, ceramic tiled floor.

KITCHEN BREAKFAST ROOM: 13'5 x 10'0.

Rear aspect PVC window, LED down lighting, Oak flooring, radiator. Range of base and wall units and peninsula breakfast bar, tiled surrounds, appliance width space for bins, 1½ bowl 'Blanco' sink, drinking water tap and water softener, space for dishwasher, tray space, 600mm drawers, ceramic hob, pull-out extractor hood, double cavity fan oven/oven-grill, space for wider 750mm fridge freezer, breakfast bar & display cabinet. TV lead, USB charging point.

FAMILY ROOM: 11'7 x 10'4.

Rear aspect PVC French doors to the garden, large roof lantern skylight, Oak flooring, vertical radiator. TV point, USB charging point.

UTILITY ROOM: 11'7 x 5'3.

Rear aspect PVC stable door and adjoining window to the garden, ceramic tiled floor, replaced boiler, range of base and wall units, roll-edge laminate worktops and tiled surrounds, Belfast sink, spaces for washing machine & tumble dryer.

First Floor:

LANDING:

Side aspect leaded-light glazed PVC window, loft hatch (*drop-down ladder, hard wired light, part boarded*), airing cupboard.

BATHROOM: 6'5 x 5'7.

Side aspect leaded-light glazed PVC window, down lighting, vinyl flooring, bath with mixer tap and shower attachment, screen, pedestal wash hand basin, shaver socket, close coupled wc, fully tiled walls.

BEDROOM ONE: 13'4 x 10'10.

Front aspect leaded-light glazed PVC window, plain plaster ceiling, coving, down lighting, radiator, built-in wardrobe & dressing table, TV point.

RE-FITTED EN-SUITE SHOWER ROOM:

Side aspect leaded-light glazed PVC window, plain plaster ceiling, extractor fan, spot lights, vinyl flooring, heated towel rail, shower enclosure with thermostatic shower and fixed head support, wash hand basin with cupboard under, dual flush close coupled wc.

BEDROOM TWO: 10'11 x 10'11.

Rear aspect PVC window, coving, encased radiator, 3-door wardrobe & drawers.

BEDROOM THREE: 10'1 x 8'10.

Front aspect leaded-light glazed PVC window, coving, radiator, stairs bulkhead cabin bedframe.

BEDROOM FOUR: 8'10 x 6'10.

Rear aspect PVC window, coving, radiator, fitted wardrobe and over-bed cupboards, TV lead.

Outside:

FRONT GARDEN: refer to photo & floor plan.

DOUBLE GARAGE:

Twin up-and-over doors, RCD protected light & power, eaves storage, door to the utility room.

SOUTH WEST FACING REAR GARDEN:

Refer to photos, summer house with RCD/MCB electric consumer unit plus light & power, shed with light, tap, 3 PIR security lights.

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Front



Entrance Hallway



Re-fitted Cloakroom



Living Room



Living Room



Living Room



Dining Room



Dining Room

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Conservatory



Conservatory



Kitchen Breakfast Room



Kitchen Breakfast Room



Family Room



Kitchen Breakfast Room



Family Room

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11Ft Utility Room, Replaced Boiler



Landing



Bedroom One



Bedroom One



Re-fitted En-suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four

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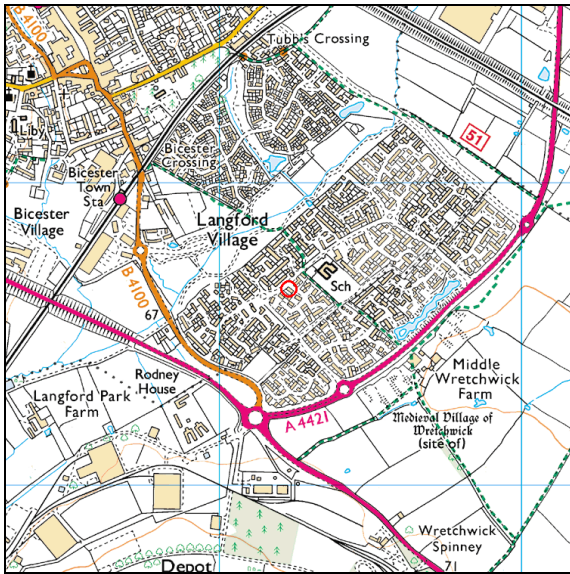
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Street, Area & Town Maps.

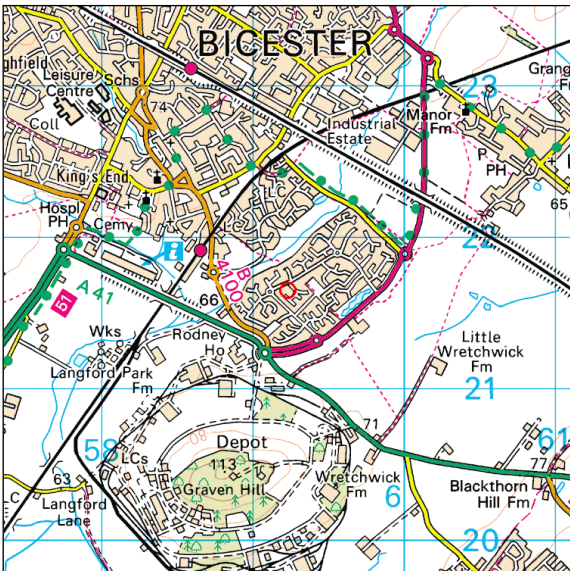
The Red circle in the centre of each map marks the exact location of the property.



Bathroom



Rear Garden Overviews



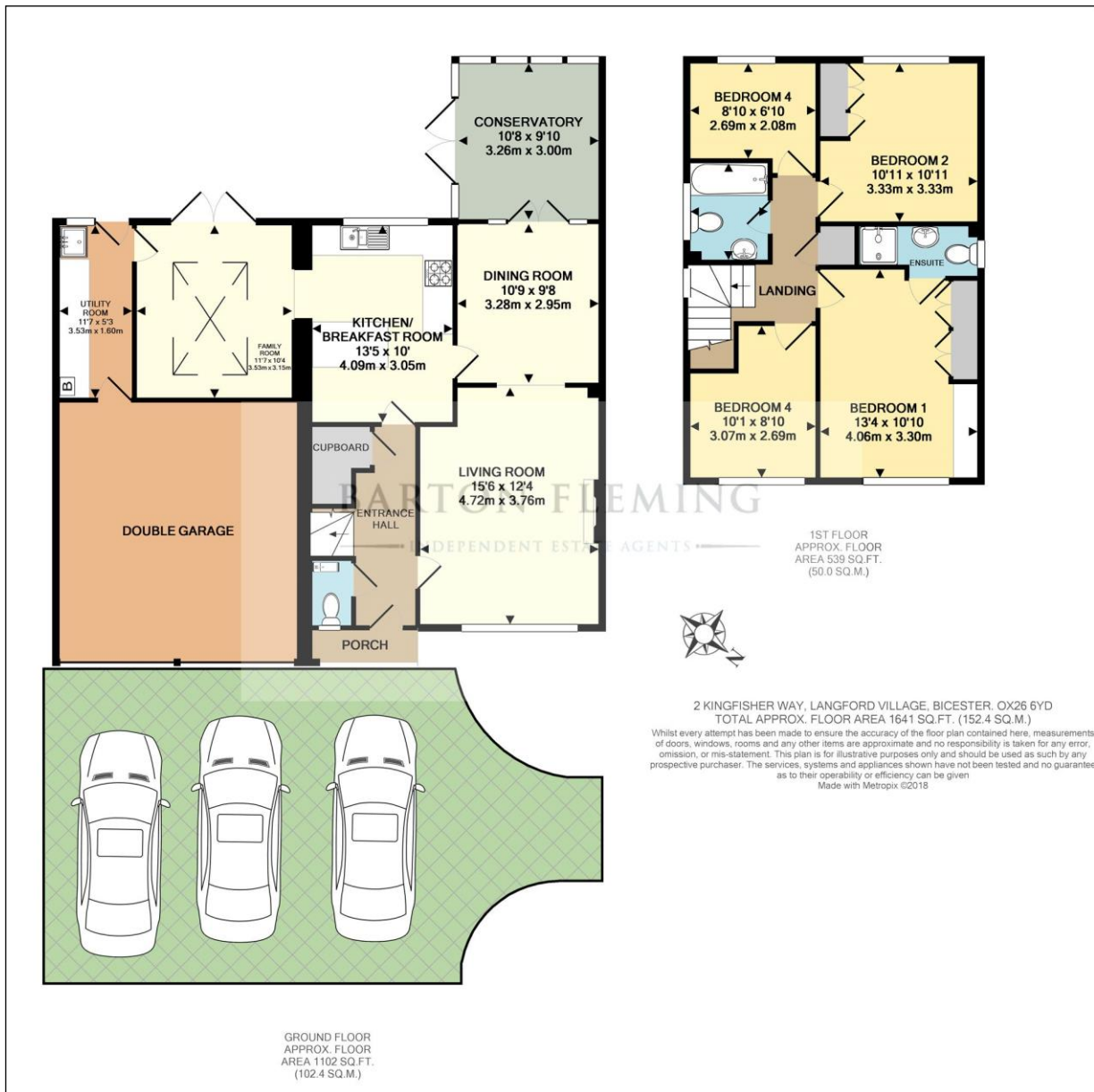
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