



5 Lexton Gardens, Middleton Cheney, Banbury, Oxon OX17 2LA
£335,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Well presented link detached home enjoying sought after cul-de-sac location within this sought after village full of amenities.

Entrance hall | **Cloakroom/WC** | **Living room** | **Kitchen/dining room** | **Utility (formerly part of garage)** | **Further sitting room** | **Master bedroom with en-suite shower** | **Two further double bedrooms** | **Bathroom** | **Gardens to front and rear** | **Driveway** | **Store (formerly garage)** | **UPVC double glazing** | **Gas central heating throughout**

Providing generous size accommodation throughout an enlarged three bedroom link detached house benefiting from single storey extension to rear and recently installed kitchen and bathrooms.

Ground Floor

Front door.
Entrance hall.

Cloakroom: Low level WC. Wall mounted handbasin. Double glazed window to front aspect.
From the hallway door through to;

Living room: Useful understairs storage cupboard. Stairs rising off to first floor. Double glazed window to front aspect. Double glazed window to side aspect. Fully glazed doors giving access to;

Kitchen/dining room: Kitchen installed less than 2 years ago to a high specification. Inset sink unit and drainer. Comprehensive range of contemporary wall and base units. Integrated dishwasher. Integrated 5 ring stainless steel gas hob with extractor over. Integrated double oven and grill and microwave. Space for American style fridge/freezer. Tiled flooring. Window overlooking garden. Recessed spotlights. Walkway through to;

Further sitting room: Windows overlooking garden. Double glazed casement doors giving access to garden. Vaulted ceiling with Velux windows. Matching tiled flooring.
From the kitchen/diner door through to;

Utility (formerly garage): Stainless steel inset sink unit and drainer. Free space and plumbing for washing machine. Space for tumble dryer. Range of wall and base units. Wall mounted gas boiler for domestic hot water and central heating (recently serviced). Door giving access to garden. Door to store.

Store (formerly garage): Light and power connected. Up and over door to front.

First Floor

Landing: Window to side aspect. Access to loft with ladder, loft has a light. Airing cupboard housing hot tank and immersion heater.

Master bedroom: Generous double bedroom with window to rear aspect. Door to;

En-suite: Fully tiled shower cubicle. Handbasin with inset vanity unit. Heated towel rail. Recessed spotlights.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Double bedroom to front aspect.

Bathroom: Installed less than 2 years ago. Contemporary white suite comprising of panelled bath with Aqualisa thermostatic shower unit over. Handbasin with inset vanity unit. Low level WC. All walls are fully tiled. Heated towel rail. Recessed spotlights. Window to side.

Outside

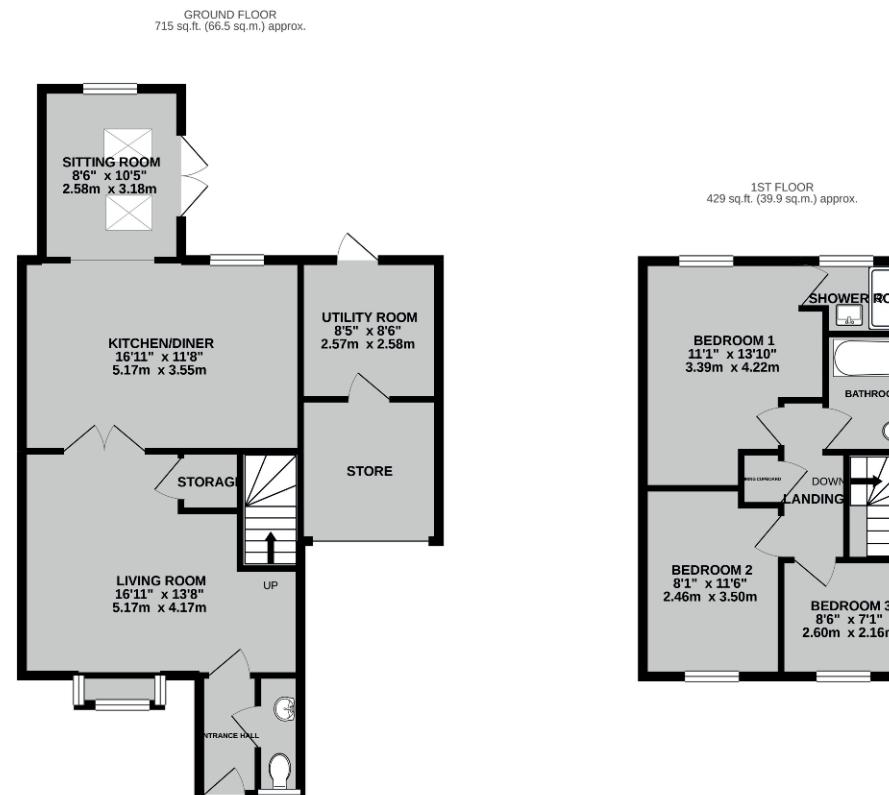
Rear garden: Fully enclosed by close board fencing. Laid to lawn. Areas laid to patio. Areas laid to shingle. Hardstanding for shed. Garden is south facing, measuring approximately 30 ft in length. Outside tap.

Front: Open plan area laid to lawn. Pathway to front door.

Tarmac driveway to side.







TOTAL FLOOR AREA: 1145 sq.ft. (106.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and distances are approximate and should not be relied upon for any reason, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2001

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



5/6a Horsefair, Banbury,
Oxon OX16 0AA

t: **01295 221100**

e: post@stanbra-powell.co.uk



stanbra-powell.co.uk

