



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.

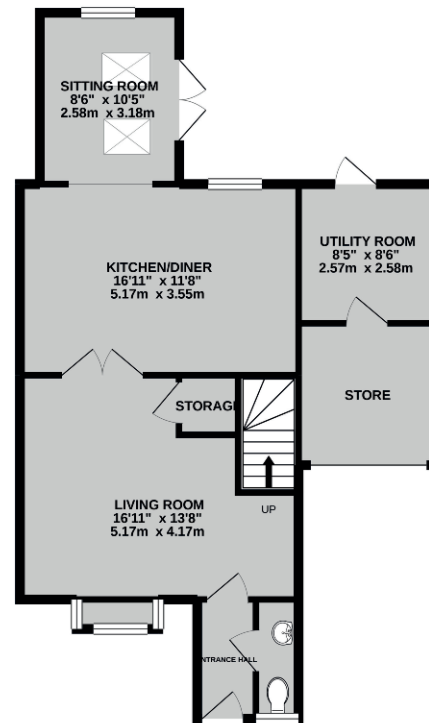
Services: All
Council Tax Banding: E
Authority: South Northants Council

Directions: From Banbury Cross proceed east to Junction
11 (M40); continue over onto the A422 Brackley Road and
the Brackley bypass. At the second roundabout take the
second turn left onto the Main Road passing the library and
village green, turn left into Waters Lane, Lexton Gardens is
the first cul-de-sac on the left.

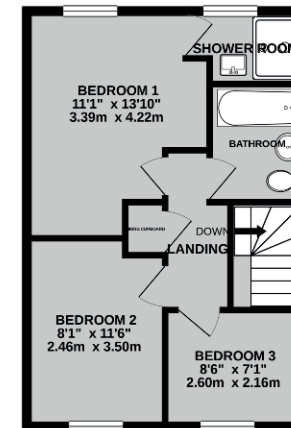




GROUND FLOOR
 715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
 429 sq.ft. (39.9 sq.m.) approx.



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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Motopix ©2021

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

