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Publication name: LEIGH GROVE 28, Page: 1



28 Leigh Grove, Banbury, Oxon OX16 9LN
£357,500 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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An extremely well presented detached bungalow with elevated views of Banbury located within walking distance of many amenities

Entrance hall |Living room | Kitchen |Three bedrooms | Shower room| Separate WC | Rear lobby | Gardens to front and rear |Garage | Driveway

Conveniently located within close proximity of an array of amenities and also within walking distance of the town centre, a well-proportioned three bedroom detached bungalow with garage and driveway, complemented by a private rear garden.

Accommodation

Front door.

Entrance hall: Access to loft via pull down ladder, light connected, the loft is predominantly boarded. Gas boiler (installed in 2020) for domestic hot water and central heating housed in the loft together with a hot water cylinder. Two useful store cupboards.

Living room: Feature fireplace with inset living flame electric fire. Window to rear with rooftop views of Banbury and overlooking garden.

Kitchen: Stainless steel bowl and a half inset sink unit and drainer. Range of Oak fronted wall and base units. All walls are fully tiled. Free space and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Window to rear with rooftop views of Banbury and overlooking garden. Door to rear lobby.

Rear lobby: UPVC construction. Door giving access to garden. Door giving access to garage.

Bedroom one: Double bedroom to front aspect. Fitted wardrobes and dressing unit.

Bedroom two: Double bedroom to front aspect. Fitted wardrobes and dressing unit.

Bedroom three: (Currently used as a dining room). Generous single bedroom with window to side aspect.

Shower room: Contemporary white suite comprising of shower cubicle with electric shower, handbasin with inset vanity unit. All walls are fully tiled.

Separate WC: Low level WC. All walls are fully tiled.

Agents Note

Gas radiator heating with radiators in all rooms. Windows are UPVC double glazed.

Outside

Rear garden: Consists of tiered patio areas. Areas laid to lawn. Flower beds. Areas laid to shingle. Enclosed by fencing. Hardstanding for greenhouse. The garden measures approximately 35 ft x 30 ft. Outside tap. Access front to back via wrought iron gate and pathway.

From the lobby door giving access to garage.

Garage: Brick built single garage with up and over door to front. Light and power connected. Double glazed window to rear.

Front: Low maintenance laid to shingle tiered front garden. Staggered pathway to front door. **Tarmac driveway** providing off road parking for two/three vehicles.

Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed west along West Bar for approximately 400 yards, taking the left turn into Beargarden Road and immediately right into Kingsway. Leigh Grove is the first turn on the left hand side.







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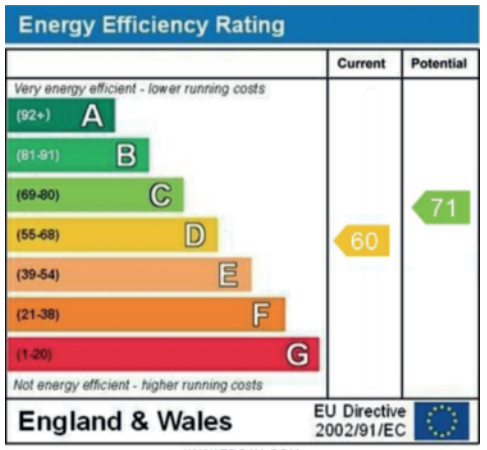


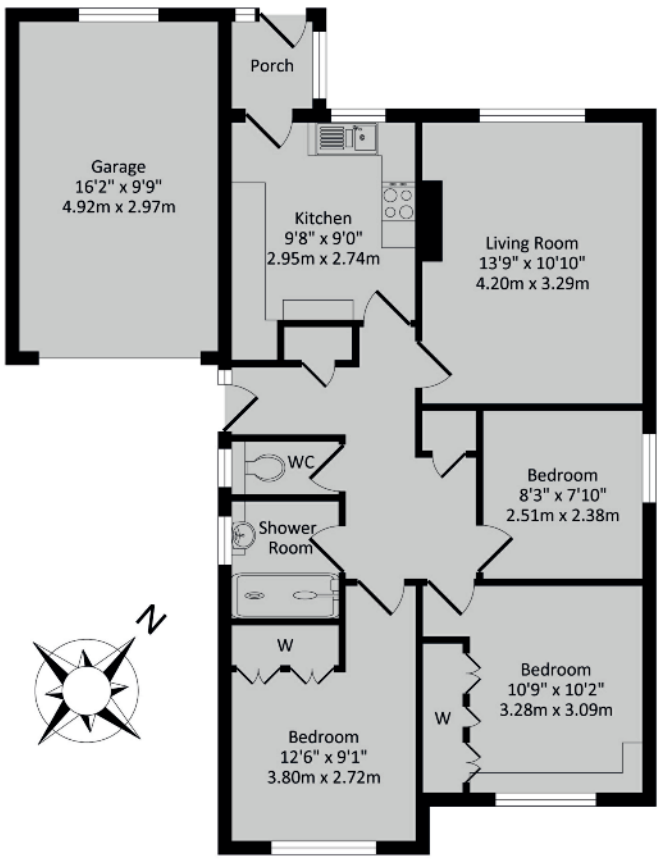






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TOTAL APPROX. FLOOR AREA 869 sq.ft. (80.70 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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

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