

LINGFIELD ROAD

BICESTER

Lingfield Road

Bicester

Ideally positioned in a sought-after development next to attractive green space, this beautifully presented six-year-old detached ex-show home offers spacious, versatile living across three floors.

The ground floor features a spacious living room with French doors opening into a bright, light-filled conservatory-perfect for relaxing or entertaining and an open-plan kitchen diner with a bay window overlooking the green space.

The first floor hosts the principal bedroom, complete with two fitted wardrobes and en-suite shower room, alongside a second dual-aspect double bedroom with built-in storage and a stylish family bathroom with both bath and separate shower. On the top floor, two further double bedrooms share a modern shower room-ideal for guests, teenagers, or a dedicated home office space.

GUIDE PRICE

£550,000

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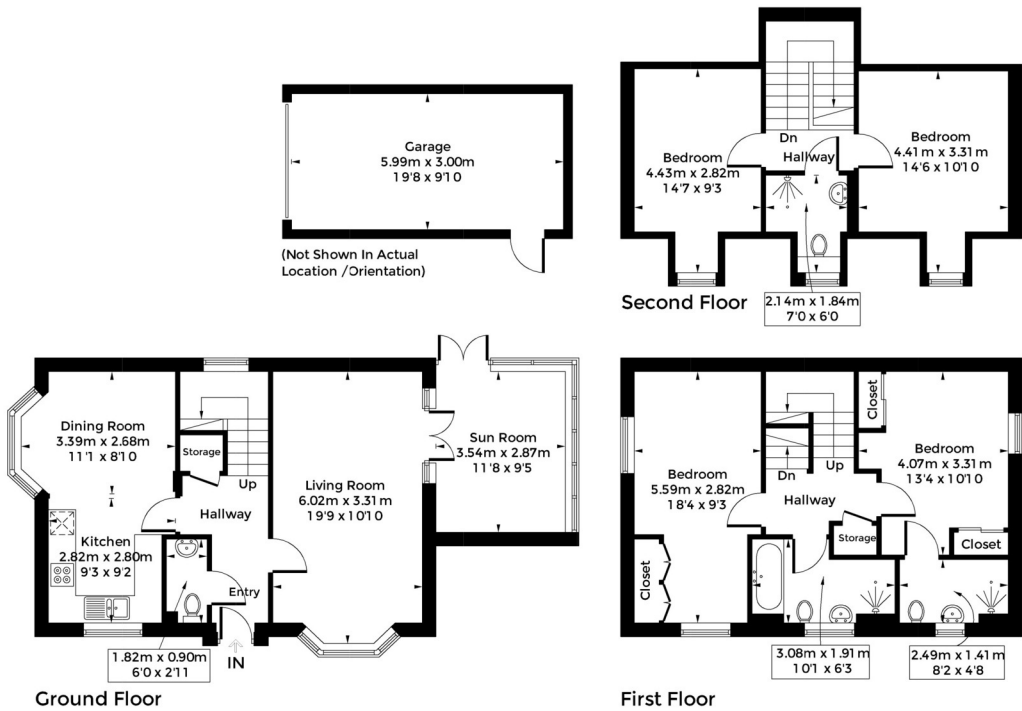


South-Facing Garden





Approximate Gross Internal Area = 1 38.8 sq m / 1 494 sq ft
Garage = 1 8.0 sq m / 194 sq ft
Total = 1 56.8 sq m / 1 688 sq ft



Council Tax:
Band E

Parking:
Garage & Off-street parking

Local Authority:
Cherwell District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(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	

“LOCATION COMMENT

This home is perfectly situated within half a mile of a local primary school, nursery, Co-op store, and a fish and chip shop, fostering a warm community feel. Bicester Shopping Park is under a mile away, and the world-renowned Bicester Village is close by for luxury retail and dining.

Commuters will appreciate easy access to the A34 and M40, offering excellent connectivity for both local and long-distance travel.



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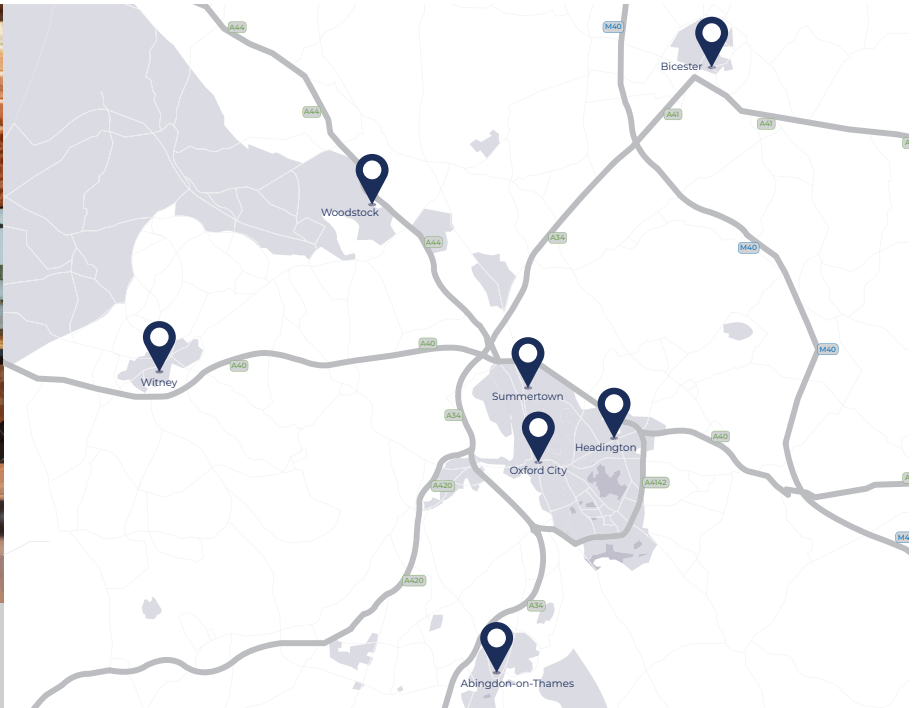
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