



Jenkins Court, Dark Lane, HP224RT

HUNTERS[®]
EXCLUSIVE



Jenkins Court, Dark Lane, HP22 4RT

Hunters are excited to bring to the rental market this lovely three bedroom end of terrace family home situated in the village of Wingrave which is located 4 miles from Aylesbury and 3 miles from Wing, Wingrave is steeped in history with a church, memorial garden, pond and village green making this a very popular village to live in, The property is available from 9th May 2018 and can be viewed from 1st of May.

The property comprises: Fitted kitchen with integrated cooker and dishwasher, dining room, lounge leading to the rear garden, downstairs cloakroom, master bedroom with en-suite and built in wardrobes, two further good sized bedrooms and family bathroom.

Mature front and rear gardens with patio area, lawn with various shrubs, trees and plants.

FRONT GARDEN

Wooden gate leading to honey comb effect pathway leading to the front porch and side gate to back garden entry, half height brick wall with mounted picket fence above, purple slate to left hand side, various mature shrubs, plants and trees to both sides of the pathway.

FRONT PORCH

Low level brick wall with mounted white wooden pillars, sloped tiled roof, Green UPVC wood effect front door with two glass panels.

ENTRANCE HALL

White UPVC door with two double glazed glass panels. Oak Laminate flooring. Double radiator. Smoke alarm. White French Colonial effect doors leading to Cloakroom, Lounge, Kitchen and under stairs storage cupboard.

CLOAKROOM

White French Colonial effect door. Oak Laminate flooring. UPVC waterfall design double glazed window to the front aspect. Radiator. White two piece suite comprising: low level W.C. and pedestal sink with Chrome effect taps.

KITCHEN

White French Colonial effect door. Two UPVC double glazed windows to the front aspect. Radiator. Fitted kitchen with floor and wall mounted units in Maple with Grey central inserts, roll edge work top over, tiled splash back. Sink and drainer with Chrome effect mixer tap. Two large larder cupboards. Fitted electric fan oven. Cooker with extractor over. Four ring gas hob. Integrated dishwasher. Tiled floor

UNDER STAIRS STORAGE CUPBOARD

White French Colonial effect door. Fitted carpet. Shelving. Fuse box. Electric meter.

LOUNGE

White French Colonial effect door. UPVC double glazed French doors to the rear aspect. Two UPVC double glazed windows to the rear and side aspect. Double radiator. Oak Laminate flooring.

DINING ROOM

White French Colonial effect door. Oak Laminate floor. UPVC double glazed French doors to the side aspect. Radiator.

STAIRS AND LANDING

Fitted carpet. White wood spindle banister. Loft access. White French Colonial effect doors leading to bedrooms, bathroom and storage cupboard. Smoke alarm.

LANDING CUPBOARD

White French Colonial door. Fitted carpet. Pine shelving.

BATHROOM

White French Colonial door. Dormer window with UPVC double glazed waterfall design frosted glass window to the rear aspect. Three piece white bathroom suite comprising: Low level W.C, Bath with Chrome effect Victorian style mixer tap with shower attachment, pedestal wash hand basin with Chrome effect taps. Heated towel rail. Sunken spot lights. extractor fan. Tiled floor and part tiled walls

MASTER BEDROOM

White French Colonial effect door. Fitted carpet. Dormer with UPVC double glazed window to the front aspect. Radiator. Fitted wardrobe with three French Colonial effect doors, garment rail and shelving. Door leading to En-suite.

ENSUITE BATHROOM

White French Colonial effect door, Three piece suite comprising: Fully tiled shower cubicle with Chrome effect power shower and folding doors. White low level W.C. and pedestal wash hand basin with Chrome effect taps, Tiled splash back. Sunken spot lights. Wall mounted mirror with lights. Heated towel rail. Tiled floor.

BEDROOM TWO

White French Colonial effect door. Fitted carpet. Two UPVC double glazed windows to the side and rear aspect. Radiator.

BEDROOM THREE

French Colonial effect door. Oak Laminate floor. UPVC double glazed window to the side aspect. Radiator

REAR GARDEN

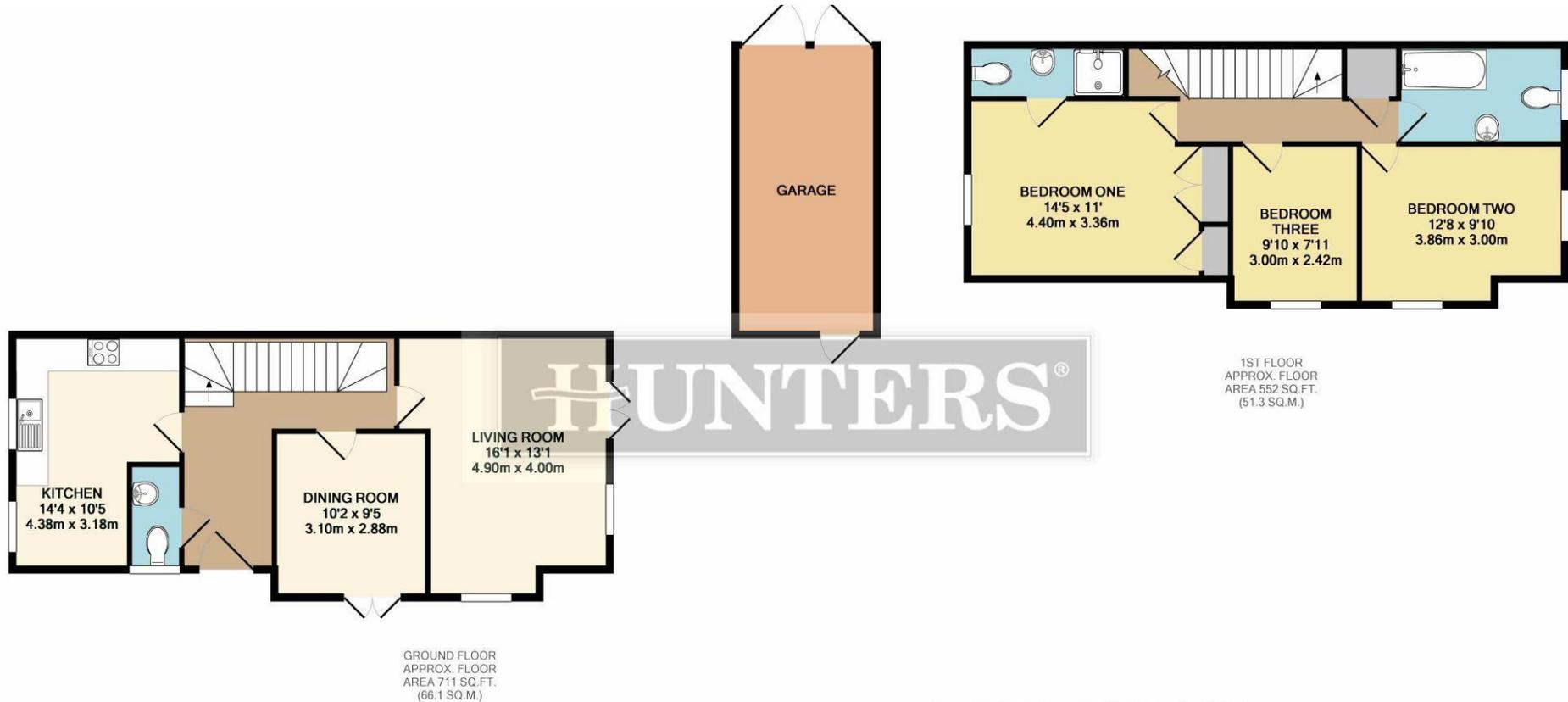
Fencing to the left hand side and remainder of the garden has an ornate wall. Honeycomb design paving to patio area and pathway leading to back of garage and side gate to front garden. Mainly laid to lawn with various mature trees, bushes and plants to outskirts of garden. Raised flower bed made from railway sleepers. Sky dish. Door leading to the back of the garage.

GARAGE

Brick built with tiled roof. White ranch style double doors. UPVC door to the rear aspect. Full electrics.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12-100) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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