



Lancaster Square, Lyneham, SN15 4AD

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PROPERTY SALES & LETTINGS





- 3 Double Bedroom Semi-Detached
- Quality Conservatory
- Two Receptions
- Impressive Bathroom + En-Suite
- 3 Car Off Road Parking

- Extended
- Garden Office
- Utility + Cloakroom
- NO ONWARD CHAIN
- Lean-to Storage/Side Access.



# 44 Lancaster Square Lyneham, SN15 4AD

**£365,000**

A desirable and greatly extended three double bedroom semi detached house offered with NO ONWARD CHAIN, well situated in this popular and sought after location within Lyneham and enjoying open farmland views to its rear. Many feature abound including uPVC double glazing and gas central heating off a combination boiler. The accommodation briefly comprises an entrance hall, utility room, cloakroom, lounge with open archway through to the dining room, French doors into an impressive conservatory, well fitted kitchen/breakfast room to include quality integrated appliances (dishwasher, double oven, hob, refrigerator and a freezer) and on the first floor, three double bedrooms will be seen, the master with beautiful en-suite shower room and equally impressive family bathroom. Outside to the front is parking for up to three vehicles and to the rear a 60ft neat garden with lawn, patios and well stocked flower/shrub beds and the inclusion of a QUALITY SUMMER HOUSE/GARDEN OFFICE. All in all a super property which is sure to please and viewing is very highly recommended. Call Alan Hawkins property sales to request a virtual or physical Viewing.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band C For information on tax banding and rates, please call Wiltshire Council

## Tenure

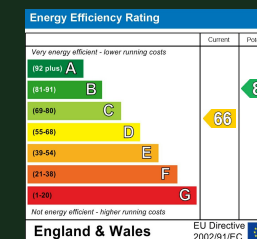
Freehold

## Management Fee

The Property is Freehold.

NB There is a management fee payable currently at £554.96 p/a for communal maintenance.

## Energy Efficiency Rating (England & Wales)



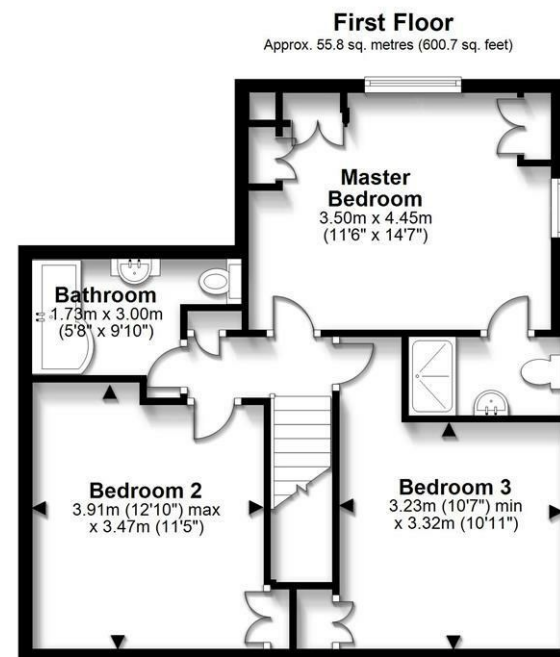
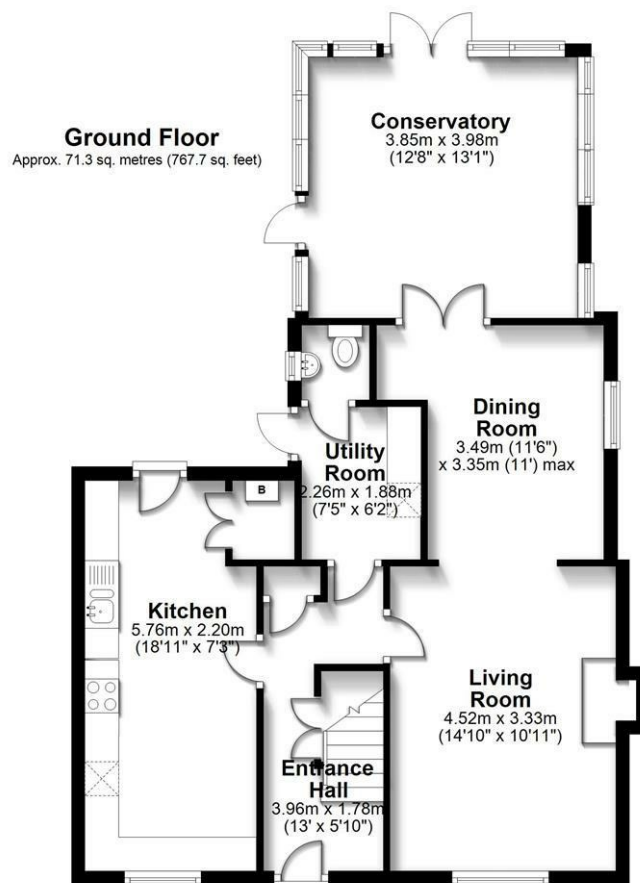












Total area: approx. 127.1 sq. metres (1368.4 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.  
Plan produced using PlanUp.

**Disclaimer:** These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.



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