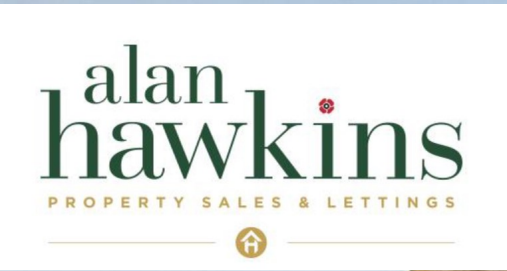
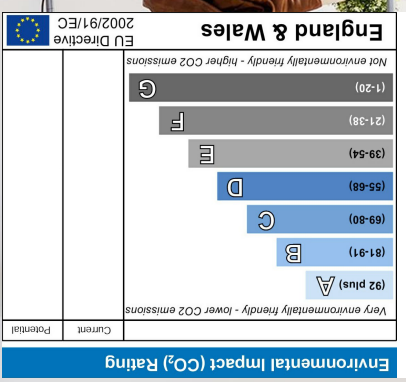
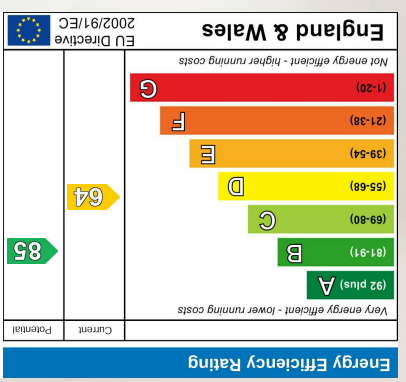


26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
 Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
 Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



1 Church Lane, Lyneham, SN15 4NR

# 1 Church Lane, Lyneham, SN15 4NR

Offers in excess of £325,000

A rare three bedroom link-detached house with an added conservatory situated in a small private lane just off the main road in the north Wiltshire village of Lyneham, providing easy access to the local amenities including shops, church and primary school. Constructed c1990 the property benefits from an entrance hall, a spacious and attractive 16ft kitchen/diner cottage style, a lounge with patio doors to the spacious 13'9 conservatory with French Doors to a private rear garden. To the first floor are three good bedrooms, two of which featuring built-in wardrobes and a generous bath/shower room complete with a Jacuzzi bath.

Outside are low maintenance gardens laid to artificial grass, an attached garage with tiled flooring, power and lighting and off road parking to the front. Further attributes include uPVC double glazing, gas radiator central heating via a combination boiler. The property is accessed by a small private road, and is ideally placed with easy access to the village amenities and bus route.

Early viewing is highly recommended. Call Alan Hawkins Property Sales on 01793 840222.

## Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

## Council Tax - Wiltshire Council

Council Tax Band D

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

## Lyneham

Lyneham is a large village in north Wiltshire, England, within the civil parish of Lyneham and Bradenstoke, and situated 4 miles (6.4 km) southwest of Royal Wootton Bassett, 5.5 miles (8.9 km) north of Calne and 11 miles (18 km) southwest of Swindon. The village is on the A3102 road between Calne and Wootton Bassett.

The part of Lyneham village close to the parish church is known as Church End. The civil parish includes the village of Bradenstoke and the hamlets of Preston and The Banks.

## Tenure

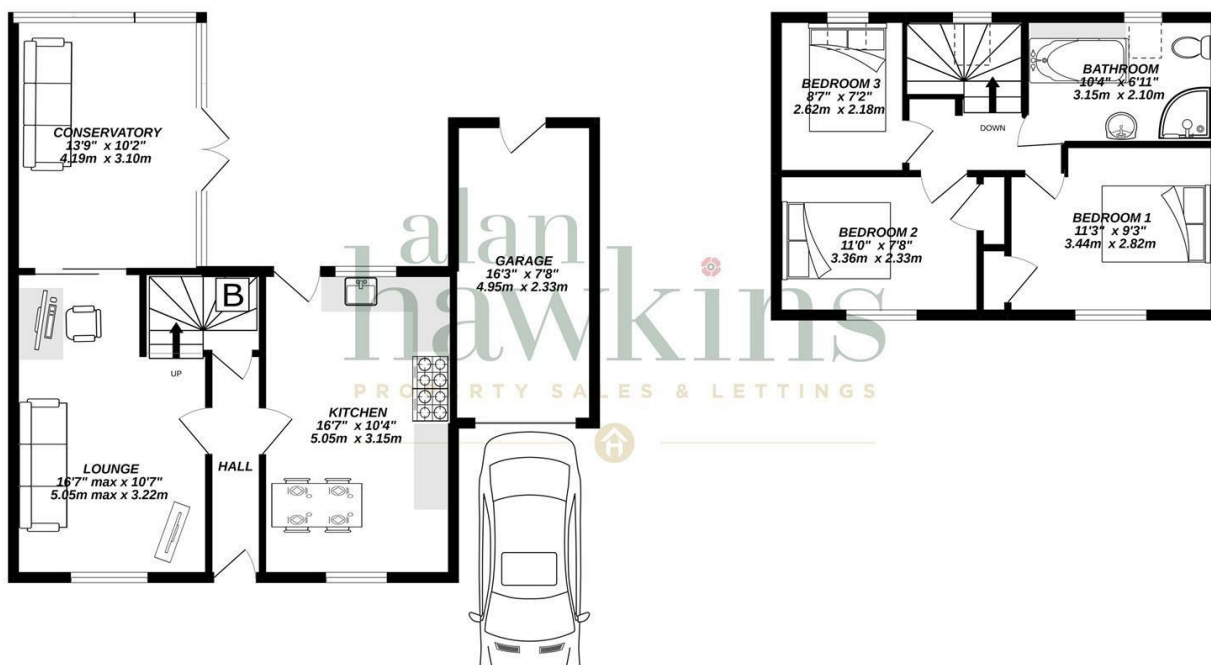
Freehold.

- Modern Detached House
- Located in a small private cul-de-sac
- Spacious CONSERVATORY
- 3 Good Bedrooms
- 16'7 Kitchen/Diner
- Spacious Bath/Shower Room
- Attached Garage + Parking
- uPVC Double Glazing
- Close to Amenities.
- Low Maintenance & Private rear Garden



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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 Metropix ©2022

