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Sycamore Close, Lyneham, SN15 4TG

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PROPERTY SALES & LETTINGS





- Extended Family Home
- Versatile Living Arrangements
- Two Reception Rooms
- Three First Floor Bedrooms
- South West Facing Rear Garden

- Up To 5 Bedrooms
- Ground Floor Shower Room
- Driveway Parking
- Low Maintenance Rear Garden

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# 19 Sycamore Close Lyneham, SN15 4TG

£299,995

This extended and versatile 5-bedroom home offers flexible living options, ideal for growing families or those needing extra space. The ground floor features two spacious bedrooms with an en-suite wet room to the rear, a living room with French doors leading to the garden, a separate dining area, and a galley kitchen. Upstairs, you'll find two additional double bedrooms, one single bedroom and a family bathroom, providing ample space for comfortable living.

There is a manageable low-maintenance fully enclosed rear garden enjoying a south westerly aspect, perfect for sunny afternoons, while the front offers driveway parking for at least one vehicle.

This home is pleasantly situated on the outskirts of Lyneham providing countryside walks on the door step and a short drive to local amenities and schools, making it a great choice for versatile living.

Further attributes include uPVC double glazing, mains gas radiator central heating, mains electric and mains drainage including 'Superfast Broadband with speeds of up to 100M/bps.

For more information or to arrange a viewing, contact Alan Hawkins Property Sales today.



### Viewings

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

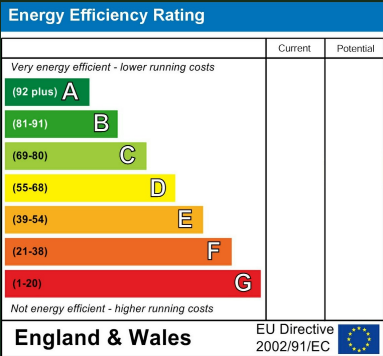
### Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £1956.75  
For information on tax banding and rates, please call Wiltshire Council

### Tenure

Freehold

### Energy Efficiency Rating (England & Wales)









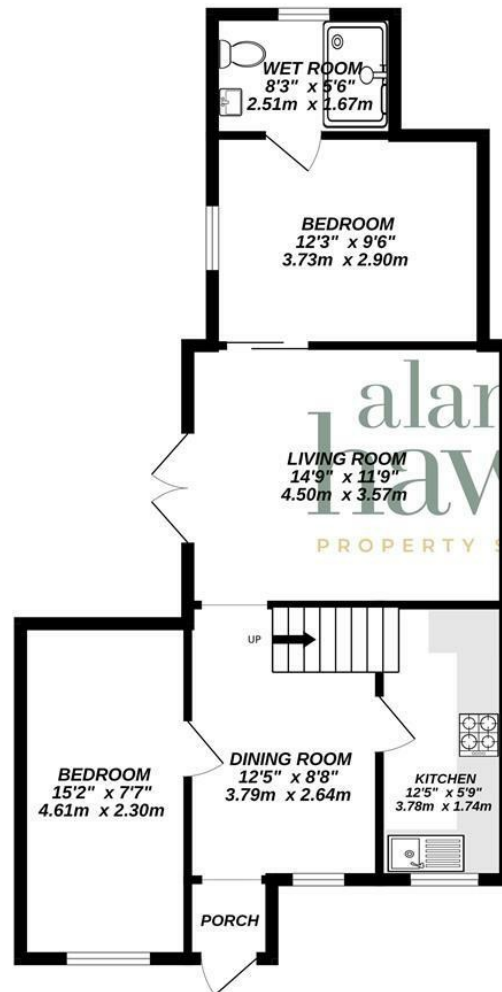




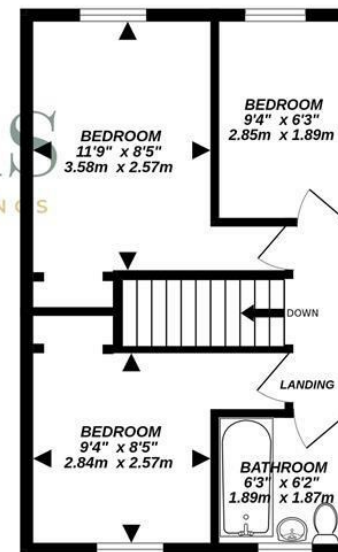




GROUND FLOOR  
636 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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.  
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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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