

# Rolfe East



**Lion Drive, Milborne Port, DT9 5FQ**

Offers In Excess Of £249,950

- MODERN THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE.
- DRIVEWAY PARKING FOR TWO CARS.
- SHORT WALK TO SURROUNDING COUNTRYSIDE AND EXCELLENT VILLAGE AMENITIES.
- NO FURTHER CHAIN.
- POPULAR MODERN CUL-DE-SAC ADDRESS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LOVELY SOUTH-FACING REAR GARDEN WITH VIEWS OVER FIELDS.
- SCOPE FOR EXTENSION / LOFT CONVERSION (subject to necessary planning permission).
- GREAT EPC RATING - BAND B!

# 32 Lion Drive, Milborne Port DT9 5FQ

THREE DOUBLE BEDROOMS! NO FURTHER CHAIN! LOVELY SOUTH-FACING GARDEN WITH NICE VIEWS! GREAT EPC RATING - BAND B! 32 Lion Drive is a well-presented, modern, semi-detached house situated in a sought-after, residential cul-de-sac address on the edge of this incredibly popular village, situated on the Somerset/ Dorset borders. The house boasts a fabulous south-facing rear garden backing on to fields. There is driveway parking for two cars. The property is only a short drive to Sherborne town and the mainline railway station to London Waterloo. The property is in good decorative order throughout and offers mains gas-fired radiator central heating and uPVC double glazing. The accommodation is well arranged and boasts good levels of natural light. It comprises entrance reception hall, sitting room / dining room, kitchen breakfast room and ground floor WC. On the first floor there is a landing area, three generous double bedrooms with excellent ceiling heights and a family bathroom. The property boasts excellent potential to convert the loft to further accommodation, subject to the necessary planning permission. The house is a short walk to the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery. It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. The picturesque town centre of Sherborne is a short drive away with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. VACANT - NO FURTHER CHAIN.



Council Tax Band: C



Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

The mainline railway station to London Waterloo is in the centre of Sherborne, making London directly in just over two hours.

Paved pathway to storm porch with outside light, double glazed front door to entrance reception hall.

**Entrance reception hall – 16'4 Maximum x 7'4 Maximum**  
A useful greeting area providing a heart to the home, staircase rises to the first floor, inset ceiling lighting, radiator, moulded skirting boards and architraves, telephone point, door leads to understairs storage cupboard space with power point, doors lead off the entrance hall to the main ground floor rooms.

**Sitting Room / Dining Room – 17' Maximum x 14'10 Maximum**  
A generous main reception room with uPVC double glazed double French doors opening on to the rear garden enjoying a sunny south westerly aspect, views across the rear garden, uPVC double glazed window to the rear, timber effect flooring, moulded skirting boards and architraves, two radiators, TV point, telephone point.

**Kitchen Breakfast Room – 9'5 Maximum x 11'4 Maximum**  
A range of contemporary kitchen units comprising timber effect laminated work surface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, stainless steel gas hob with stainless steel splash back, stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher, space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, wall mounted gas fired combination boiler,

inset ceiling lighting, extractor fan, uPVC double glazed window to the front, radiator.

Door from entrance hall leads to cloak room WC.

**Cloak room WC – Low level WC, wash basin, radiator, extractor fan.**

Staircase rises from the entrance hall to the first floor landing, radiator, moulded skirting boards and architraves, ceiling hatch to loft storage space, door leads off the landing to the first floor rooms.

**Bedroom One – 15'10 Maximum x 8'7 Maximum**  
A generous double bedroom, excellent ceiling heights, uPVC double glazed window to the rear overlooks the rear garden enjoying a sunny south westerly aspect across fields, moulded skirting boards and architraves, TV point, telephone point, radiator.

**Bedroom Two – 12'6 Maximum x 8'10 Maximum**  
A second generous double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves.

**Bedroom Three – 11'6 Maximum x 8'1 Maximum**  
A third double bedroom, uPVC double glazed window to the rear enjoying sunny south westerly countryside views, radiator, moulded skirting boards and architraves.

**Family Bathroom – 6'7 Maximum x 7'8 Maximum**  
A modern white suite comprising low level WC, pedestal wash basin, tiled splash back, panelled bath with glazed shower screen over, wall mounted mains shower over, tiled surrounds, uPVC double glazed window to the front, inset ceiling lighting, extractor

fan, radiator.

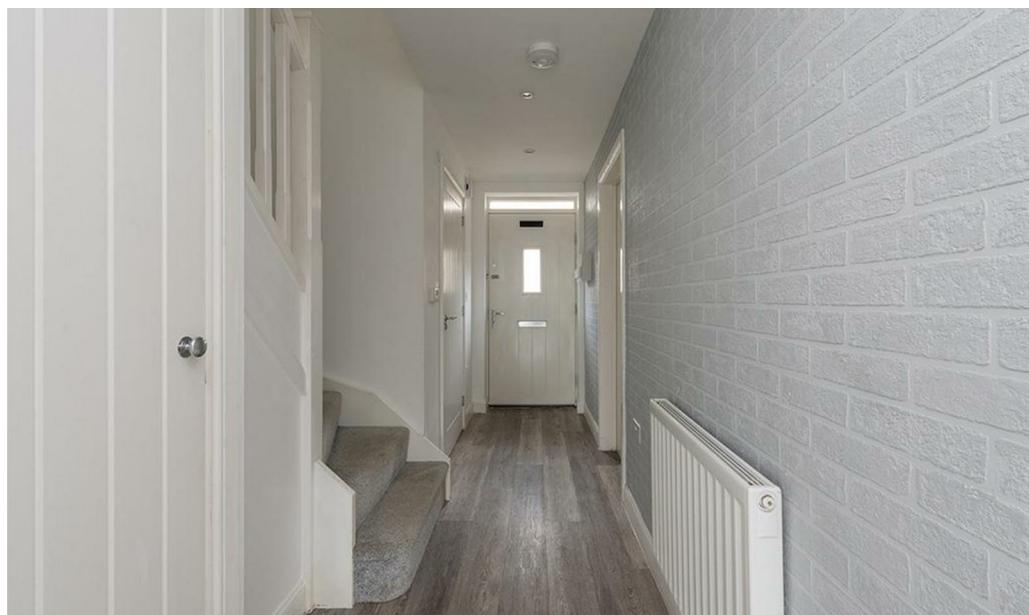
#### Outside

At the front of the property there is a portion of front garden laid to stone chippings, stone pathway leads to front porch with outside light, shared pathway leads to the side of the property, timber side gate gives access to main rear garden.

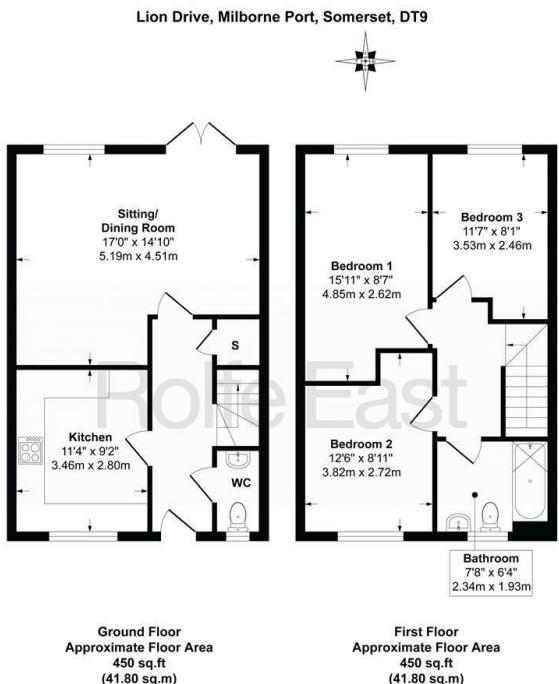
#### Rear Garden – 27'10 in depth x 22'10 in width

This enclosed rear garden enjoys a good degree of privacy and sunny south westerly aspect. It backs on to fields the garden is laid to astro turf and enjoys a tiled timber effect patio area with low level ambient lighting, outside light, outside power point, timber store for recycling containers and wheelie bins, raised timber flowerbeds, rear garden is enclosed by timber panelled fencing.

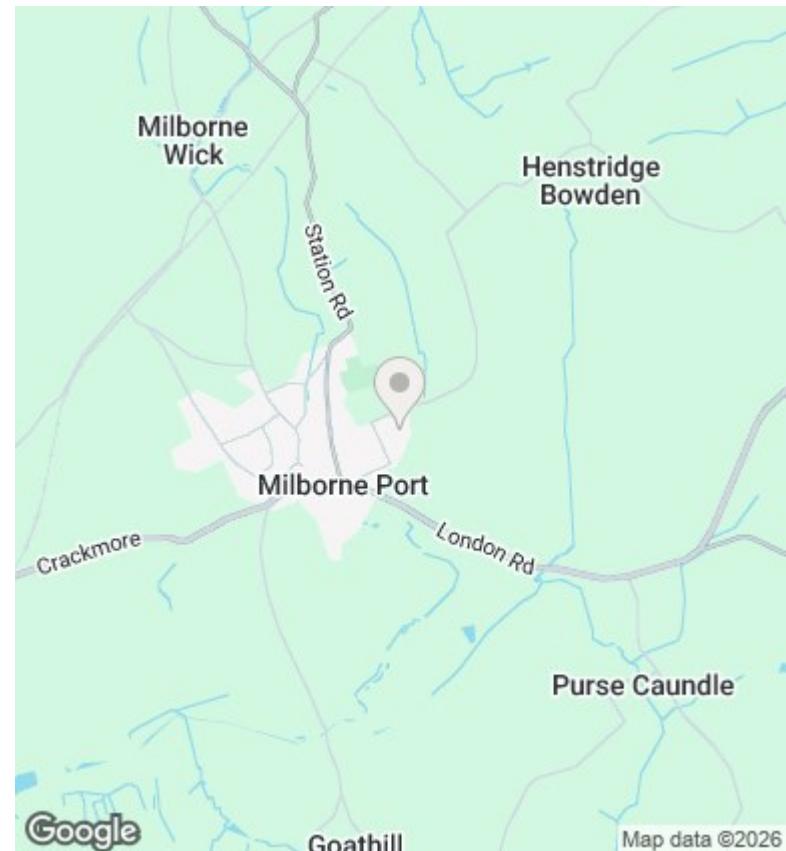
This property comes with a driveway parking area at the end of the properties to the right hand side providing allocated offroad parking for 2 cars.







© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC