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Lancaster Square, Lyneham, SN15 4AD

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PROPERTY SALES & LETTINGS



- Four Bedroom Semi-Detached
- Allocated Parking
- Kitchen/Breakfast Room
- Living Room
- Shower Room

- Two Storey Extension
- Non-Overlooked Rear Garden
- Dining Room
- Ground Floor & First Floor Cloakrooms
- Gas Radiator Central Heating

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# 58 Lancaster Square Lyneham, SN15 4AD

£315,000

An EXTENDED four bedroom semi-detached family home with allocated parking and enclosed front and rear gardens backing on to open farm land, pleasantly positioned within a short walk of the local shops and schools in the popular residential village of Lyneham.

The layout of this spacious property incorporates an entrance hall with cloakroom and storage, dual aspect 19ft kitchen/breakfast room with double doors leading to the rear garden, living room with feature electric fireplace and an extended dining room. The first floor offers a shower

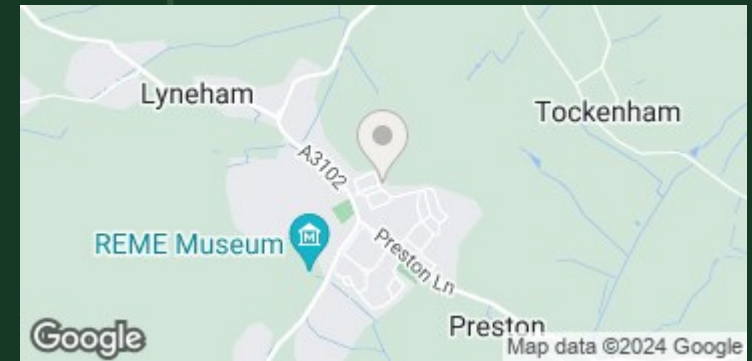
room, separate WC and four good size bedrooms.

Outside to the rear is a fully enclosed, non-overlooked mature garden with side gated access.

There is an enclosed gated front garden and allocated parking to the front for one vehicle.

Further attributes include uPVC double glazing and gas radiator central heating.

Call Alan Hawkins Property Sales on 01793 840222 to arrange a viewing.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2023/24 = £1956.75  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Management Fee:

£45pm Includes Mains Water

## Energy Efficiency Rating (England & Wales)

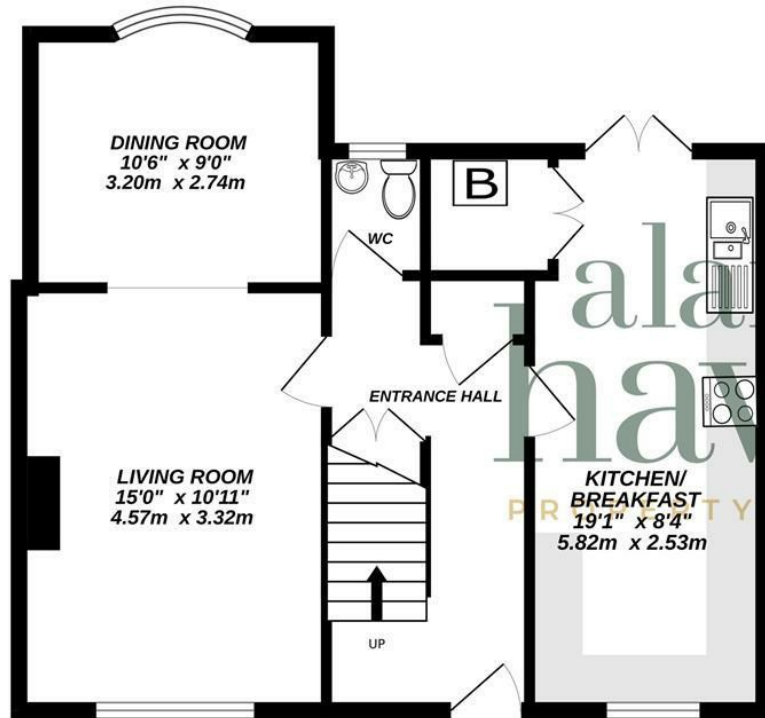
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



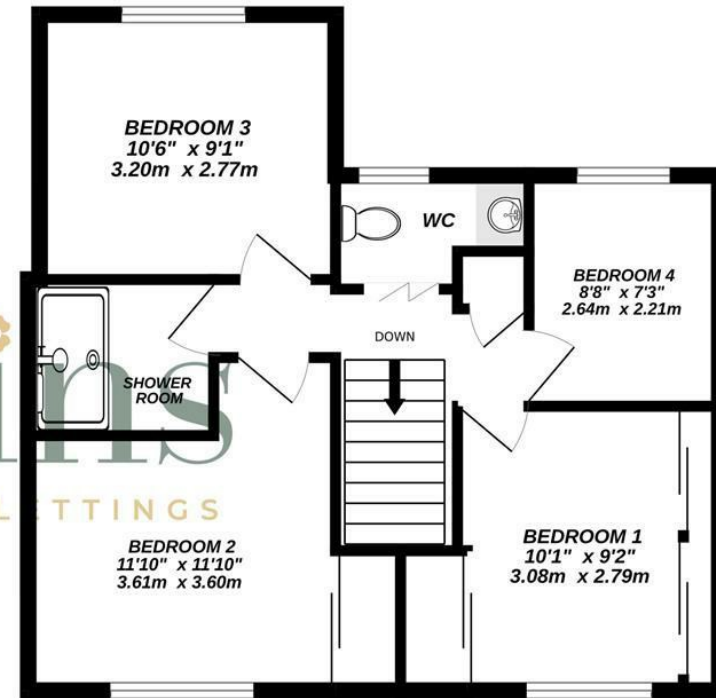




GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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