



The Green, Lyneham, SN15 4PD

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PROPERTY SALES & LETTINGS



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- Stunningly Renovated
- 3 Bedrooms
- Stunning Kitchen with Integrated Appliances and Granite Worktops
- Log Burning Stove
- c4 Car Parking
- High Quality Finish Throughout
- 2 Receptions
- Marble Hearths
- Glass Canopied Pergola
- No Onward Chain

83 The Green Lyneham, SN15 4PD

£475,000

Entry is to a bright porch addition providing ample storage with a stunning dining/family room beyond. The finish throughout is exquisite which becomes apparent immediately as you enter. You are greeted to a bright and inviting family/dining room with a corner situated log burning stove with matching marble hearth and mantle, log storage and tiled flooring. The kitchen is located to the rear in the c1970's extension and is very tastefully fitted complete with integrated appliances, cloud burst granite worktops with matching upstands and window sills. A delightful snug with a feature fireplace recess with marble hearth enjoys double French doors which immediately opens to a glass covered patio area perfect for entertaining and outside dining.

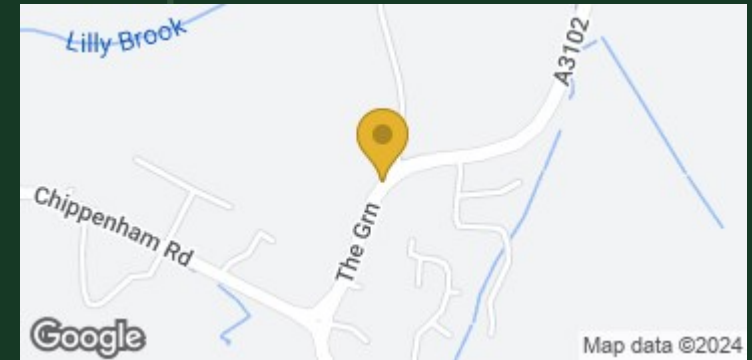
The property features three inviting bedrooms providing ample space for a growing family or accommodating guests located on the first floor. The main bedroom is of generous size with a feature fireplace with the further well-proportioned bedrooms and a beautifully presented family bathroom.

One of the standout features of this property is the parking provision for up to four

vehicles, on a newly installed gravelled driveway accessed by a small byway access road.

A side gate gives access to the generous gardens enclosed by modern red brick walling and newly turfed.

Don't miss the opportunity to make this enchanting house your home. Contact us today to arrange a viewing.



Viewings

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

Council Tax: Wiltshire Council

Tax Band For year 2024/25 = £
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

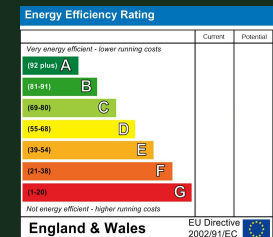
Tenure

Freehold

Services:

Drainage: Mains
Central Heating: Oil Fired & Electric
Under Floor
Flood Risk- None (Environment Agency)
Internet Speeds: Up to superfast
100 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

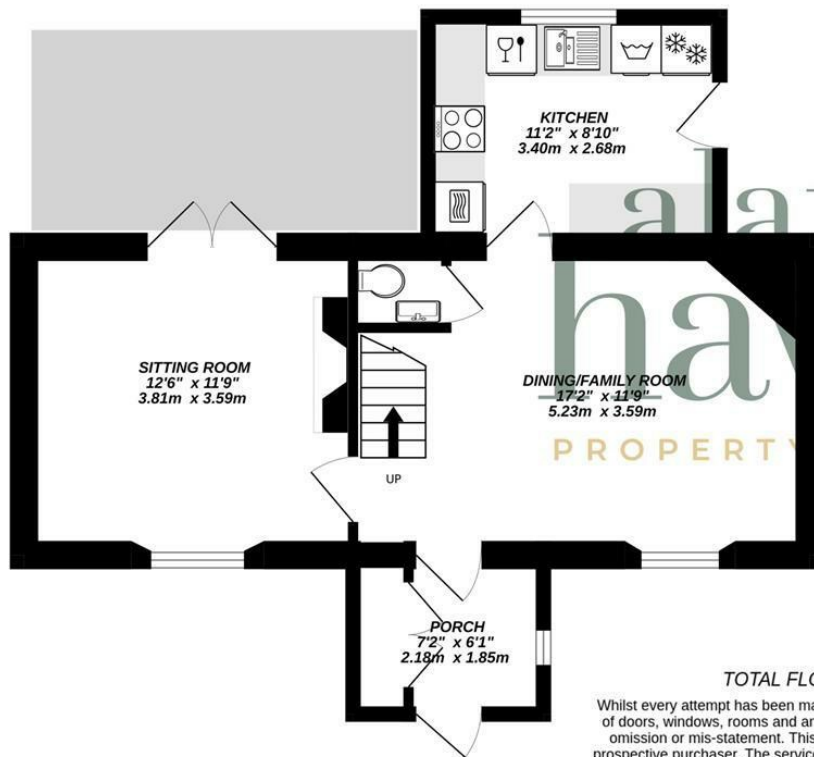




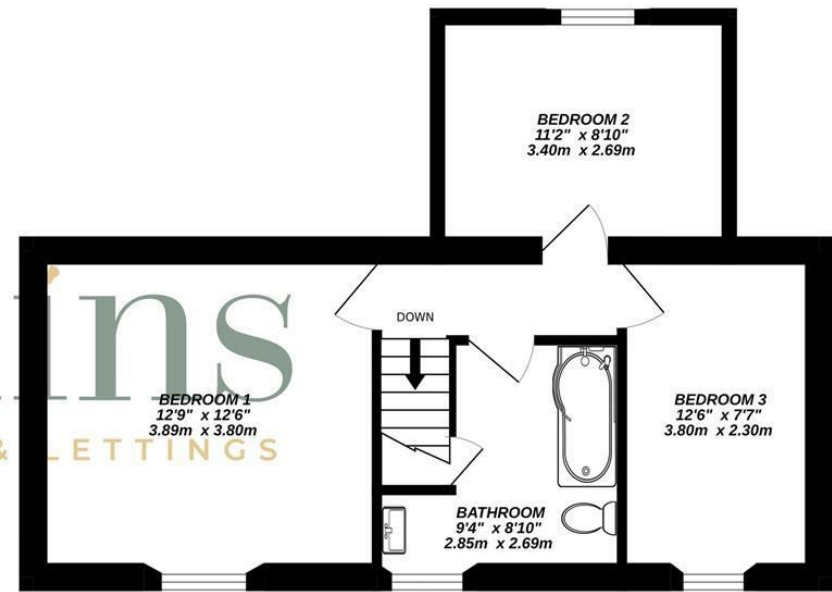




GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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