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30  
YEARS OF  
MOVING  
PEOPLE

ATWELL  
MARTIN  
ESTATE AGENTS



Lineacre Close, Swindon SN5 6DA

Guide price £375,000



A spacious detached family home in a popular cul-de-sac.

This property offers flexible accommodation including a smart re-fitted kitchen/diner, lounge, 2nd reception rooms (or bed 5), utility, cloakroom and four good size bedrooms. The master has an ensuite and the family bathroom has been recently refitted. This property benefits from a detached garage, ample parking and a good size rear garden. There is some cosmetic updating required throughout.

### LOCATION

Grange Park is a modern purpose built residential location, located on the Western side of Swindon. Grange Park has its own local amenities, excellent primary and secondary schooling as well as being situated a stones throw from Lydiard Country Park. West Swindon District Centre is nearby which has a large Asda supermarket, hairdressers, barbers, doctors, dentist, pub as well as a good choice of leisure facilities. There is excellent access to Junction 16 of the M4 (1.5 miles) and Swindon Town Centre (3 miles) with mainline railway links to London Paddington and Bristol.

### ACCOMMODATION

Entrance Hall with stairs to first floor, Lounge, smart refitted kitchen/dining room with a range of units, built-in double oven, electric hob, dishwasher and breakfast bar, Utility Room with space and plumbing for washing machine and dryer, space for fridge/freezer and a sink unit, Cloakroom, Additional Reception Room/Bedroom 5.

First Floor:- Master bedroom with a range of built-in wardrobes and a spacious ensuite shower room, refitted family bathroom and three further good size bedrooms.

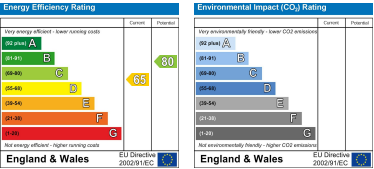
### OUTSIDE

The rear garden is fully enclosed and considered to be of good size. There is a large paved area, lawn and a patio/sun terrace. A side pedestrian access leads to the front where there is a detached single garage with light and power and parking to front and side for up to 4 cars.

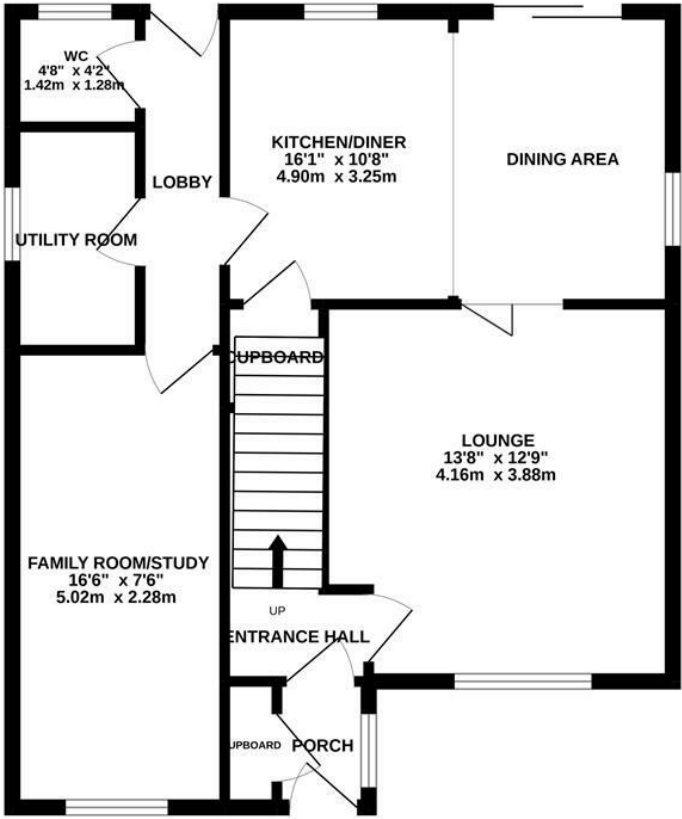




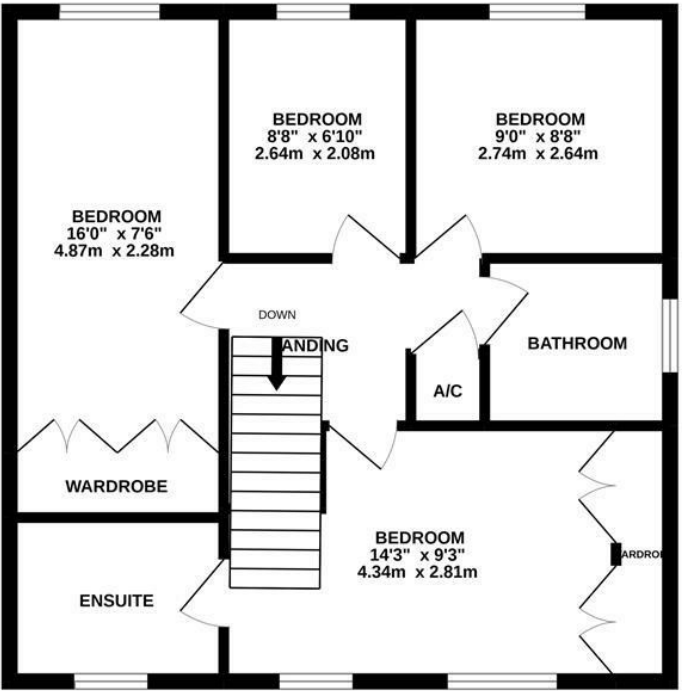




GROUND FLOOR



1ST FLOOR



Floorplan for identification purposes only  
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NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form any part of a contract . All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order. Whilst every attempt has been made to ensure the accuracy of the floor plan 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.