

# Rolfe East



Lion Drive, Sherborne, DT9 5FQ

Guide Price £269,000

- TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE OCCUPYING CHOICE CORNER PLOT.
- STUNNING PRIVATE LANDSCAPED REAR GARDEN WITH EASTERLY ASPECT.
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM.
- MUST BE VIEWED.
- 2 YEARS LEFT ON NHBC - EXCELLENT EPC RATING - BAND B!
- FAVOURABLE CUL-DE-SAC POSITION.
- STUNNING KITCHEN AND BATHROOM.
- GARAGE AND PARKING FOR 1-2 CARS (scope for more, subject to planning permission).
- SHORT WALK TO VILLAGE CENTRE AND EXCELLENT AMENITIES.
- UPVC DOUBLE GLAZING AND GAS FIRED RADIATOR CENTRAL HEATING.

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# 21 Lion Drive, Sherborne DT9 5FQ

EXCELLENT EPC RATING - BAND B! A stylish, two double bedroom, semi-detached, modern house situated in a highly sought-after cul-de-sac address a short walk to the village centre amenities. There are two years left on the NHBC. The property is beautifully presented and is enhanced by uPVC double glazing and gas fired radiator central heating. There is a private driveway at the rear providing off road parking for one to two cars leading to a large, attached single garage. In the property, the well-arranged accommodation comprises entrance reception hall, sitting room/dining room, kitchen breakfast room and downstairs WC. On the first floor there is a landing area, master bedroom with en-suite shower room, a second double bedroom and a first floor family bathroom. There is a picturesque, landscaped, enclosed garden at the rear enjoying an east facing aspect. There are superb rural walks from nearby the front door as well as being within walking distance of the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. The historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools is just a short drive away. It is also a short walk to the mainline railway station to London Waterloo. The property is perfect for those couples making the move to the West Country, buyers cashing out of the South East and London market or cash buyers looking for their perfect pied-a-terre or retirement home to settle in, potentially linked to the wonderful selection of local private schools. It may also be of interest to the residential letting or holiday letting market. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.



Council Tax Band: B





Paved pathway leads to storm porch, outside light. Double glazed and panelled front door leads to entrance hall.

#### ENTRANCE HALL - 13'2 Maximum x 4'1 Maximum

A useful greeting area providing a heart to the home, staircase rises to the first floor, radiator, timber effect flooring, telephone point, doors lead off to the main ground floor rooms.

LOUNGE / DINING ROOM - 14'6 Maximum x 12'1 Maximum  
uPVC double glazed window to the rear, uPVC double glazed double French doors open onto the rear garden enjoying an easterly aspect and the morning sun, moulded skirting boards and architraves, telephone point, TV point, radiator, door leads to under stairs cupboard space.

#### KITCHEN - 12'5 Maximum x 7' Maximum

A stylish range of contemporary kitchen units comprising stone effect laminated work surface and surrounds, inset stainless-steel one and a half sink bowl and drainer unit with mixer tap over, inset stainless-steel hob with stainless-steel electric oven under, a range of drawers and cupboards under, integrated dishwasher, space for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, wall mounted stainless-steel cooker hood extractor fan, inset feature ceiling lighting, extractor fan, wall mounted cupboard houses gas-fired central heating boiler, uPVC double glazed window to the front, radiator.

#### CLOAKROOM

Fitted low level WC, tiled surrounds, wall mounted wash basin, tiled surrounds, uPVC double glazed window to the front, timber effect flooring, radiator.

Staircase rises from the entrance reception hall to the first floor landing. Moulded skirting boards and architraves, radiator, ceiling hatch to loft storage space, door leads to fitted wardrobe cupboard space, doors lead off to the first floor rooms.

#### MASTER BEDROOM - 11'4 Maximum x 10'10 Maximum

A double bedroom, moulded skirting boards and architraves, radiator, TV point, telephone point, door leads to en-suite shower room.

#### ENSUITE SHOWER ROOM

A luxury, contemporary white suite comprising low level WC, wall mounted wash basin, tiled surrounds, glazed shower cubicle with wall mounted mains shower over, extractor fan, tiled surrounds, chrome heated towel rail, uPVC double glazed window to the rear, shaver point.

#### BEDROOM TWO - 12'4 Maximum x 7'4 Maximum

A second generous bedroom, radiator, moulded skirting boards and architraves, uPVC double glazed window to the front.

#### FIRST FLOOR FAMILY BATHROOM

A modern white suite comprising fitted low level WC, wall mounted wash basin, panelled bath with tiled surrounds, uPVC double glazed window to the front, extractor fan, chrome heated towel rail.

#### OUTSIDE

At the front and side of the property there is a portion of garden laid to flower bed and lawn, paved pathway leads to storm porch, outside light.

At the rear of the property there is a paved driveway providing off road parking for one to two cars leading to single attached garage.

GARAGE - 20'5 in depth x 9'11 in width. Light and power connected, rafter storage above, metal up and over garage door.

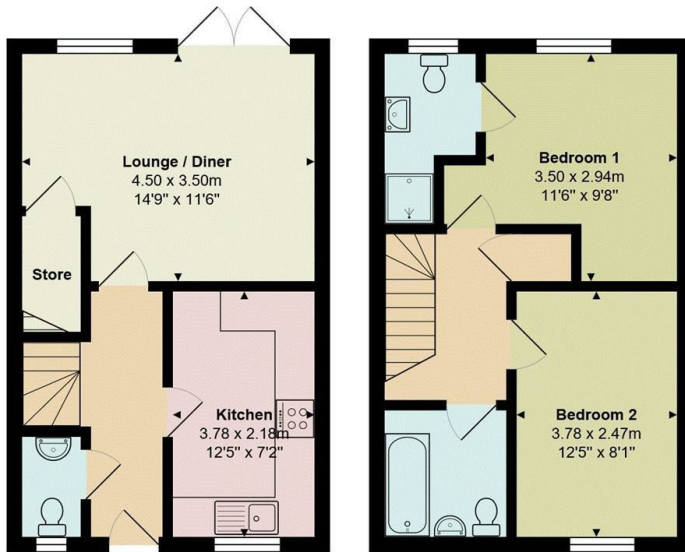
Timber gate at the side of driveway gives access to the main rear garden - 29'3 in depth x 15'11 in width. A particularly pretty rear garden that has been the subject to much landscaping and design. A circular portion of lawn, paved patio area, a variety of shaped flower beds and borders, well stocked with some mature plants and shrubs. The rear garden is enclosed by timber panel fencing and boasts outside lighting and outside tap.



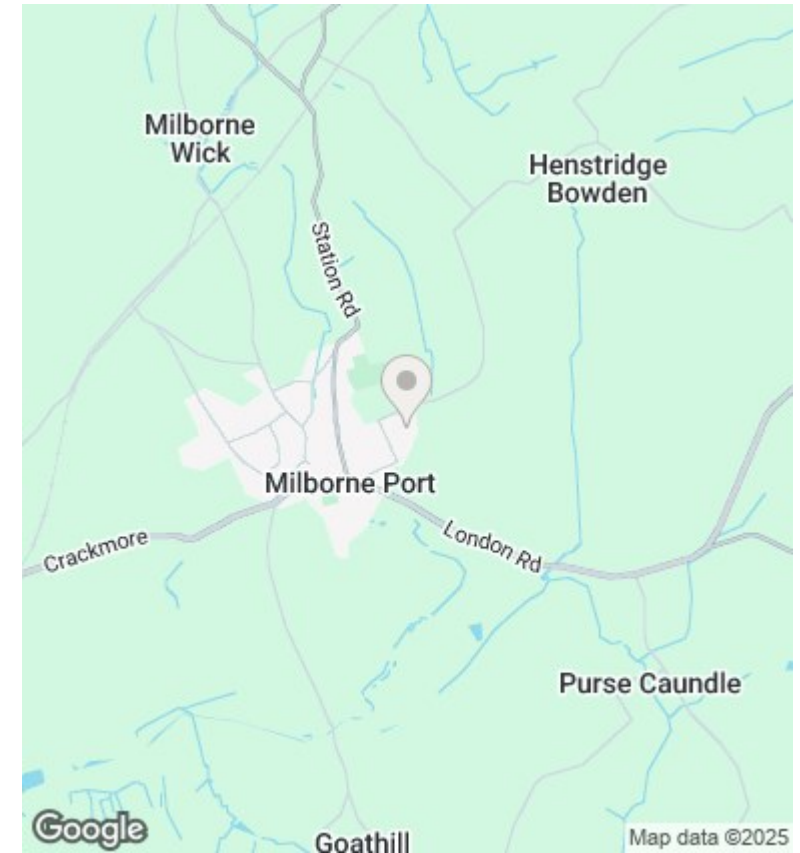








Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 