



36 Landers Reach, Lytchett Matravers, Poole, Dorset, BH16 6NB

**Asking Price £475,000**

- Four Bedrooms
- Integral Garage
- Popular Village Location
- En-suite
- Lytchett School Catchment
- Detached Family Home
- Driveway
- Conservatory
- Spacious & Modern
- Must Be Seen!

# 36 Landers Reach, Poole BH16 6NB

A spacious and well presented family home with 4 bedrooms, en-suite shower, utility, large conservatory, integral garage, driveway and lovely rear garden. Set in a quiet location within a popular modern development in Lytchett Matravers!



Council Tax Band: E



## Landers Reach

Situated within the ever sought after 'Foxhills Development' in Lytchett Matravers, this well presented detached family home offers well proportioned and modern accommodation. The property comprises four bedrooms, en-suite shower room, sizeable lounge/dining room, kitchen, utility room, conservatory, family bathroom and downstairs toilet. Further benefits include a lovely rear garden, integral garage, block paved driveway, gas central heating, full UPVC double glazing, owned solar panels, window shutters, log burner and much more. Situated within catchment for popular Lytchett schools, we believe internal viewings are a must in order to appreciate what this home has to offer - call us to arrange at your earliest convenience!

### Lounge

24'6" x 12'8" to 8'11" (7.47m x 3.86m to 2.72m)

### Conservatory

17'7" x 10'10" max (5.36m x 3.30m max)

### Kitchen

10'11" x 10'3" (3.33m x 3.12m)

### Utility Room

10'11" x 5'3" (3.33m x 1.60m)

### Downstairs Toilet

### Bedroom One

12'7" x 12'1" max (3.84m x 3.68m max)

### En-suite

### Bedroom Two

10'1" x 8'10" (3.07m x 2.69m)

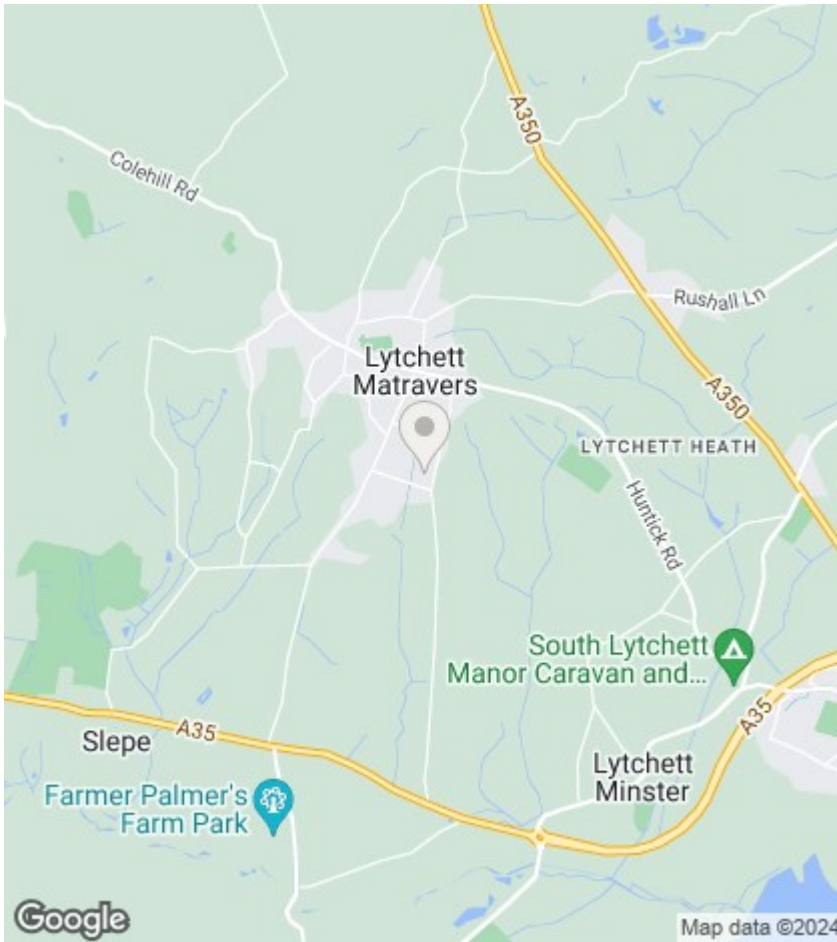
### Bedroom Three

14'6" x 8'5" (4.42m x 2.57m)

### Bedroom Four

5'10" x 8'5" (1.78m x 2.57m)

### Bathroom



## Directions

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	83
(69-80) C			
(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	

