



Lime Kiln Road, Lytchett Matravers, BH16 6EL

Asking Price £525,000

- Four Bedrooms
- Double Garage
- Private Rear Garden
- Separate Dining Rooms
- Modern Kitchen & Bathrooms
- Detached Family Home
- Lovely Village Location
- En-Suite Shower
- Immaculate Throughout
- Downstairs Toilet

Meadow Rise, Lime Kiln Road, BH16 6EL

We are truly delighted to offer for sale this immaculate and spacious family home situated in a lovely road within the ever popular village, Lytchett Matravers.



4



2



2



D

Council Tax Band: E



Lime Kiln Road

The generous and meticulously maintained accommodation briefly comprises; four bedrooms (three doubles, one large single) with en-suite shower to bedroom one, light and airy living room with double doors to a separate dining room, modern kitchen overlooking the garden, family bathroom with bath and separate shower cubicle, downstairs toilet, spacious entrance hall and first floor landing.

Further benefits include; gas central heating, double glazing, recently replaced and tastefully modernised family bathroom and en-suite.

The private rear garden was landscaped in 2020 and now offers fantastic outside space for alfresco dining and entertaining on a large decking area accessed immediately from the house. There is a lawn area leading to a lovely little area dedicated to growing vegetables and could be ideal for a children's play area. There is ample rear access from the front of the property leading down the side of the house.

There is a double garage with twin up and over doors, light/power supply and pitched roof. The remainder of the frontage is mainly laid to tarmac driveway creating generous off road parking for several vehicles.

Lytchett Matravers is a semi rural location just a few miles west of Poole. The village is well serviced by local amenities, doctors, pharmacy, coffee shop and bus routes. The popular local primary and secondary schools make the area an obvious choice for families searching for modern, accessible village life.

Internal viewings come highly recommended to avoid disappointment. To arrange, or for more information, please contact our Upton office at your earliest convenience.







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

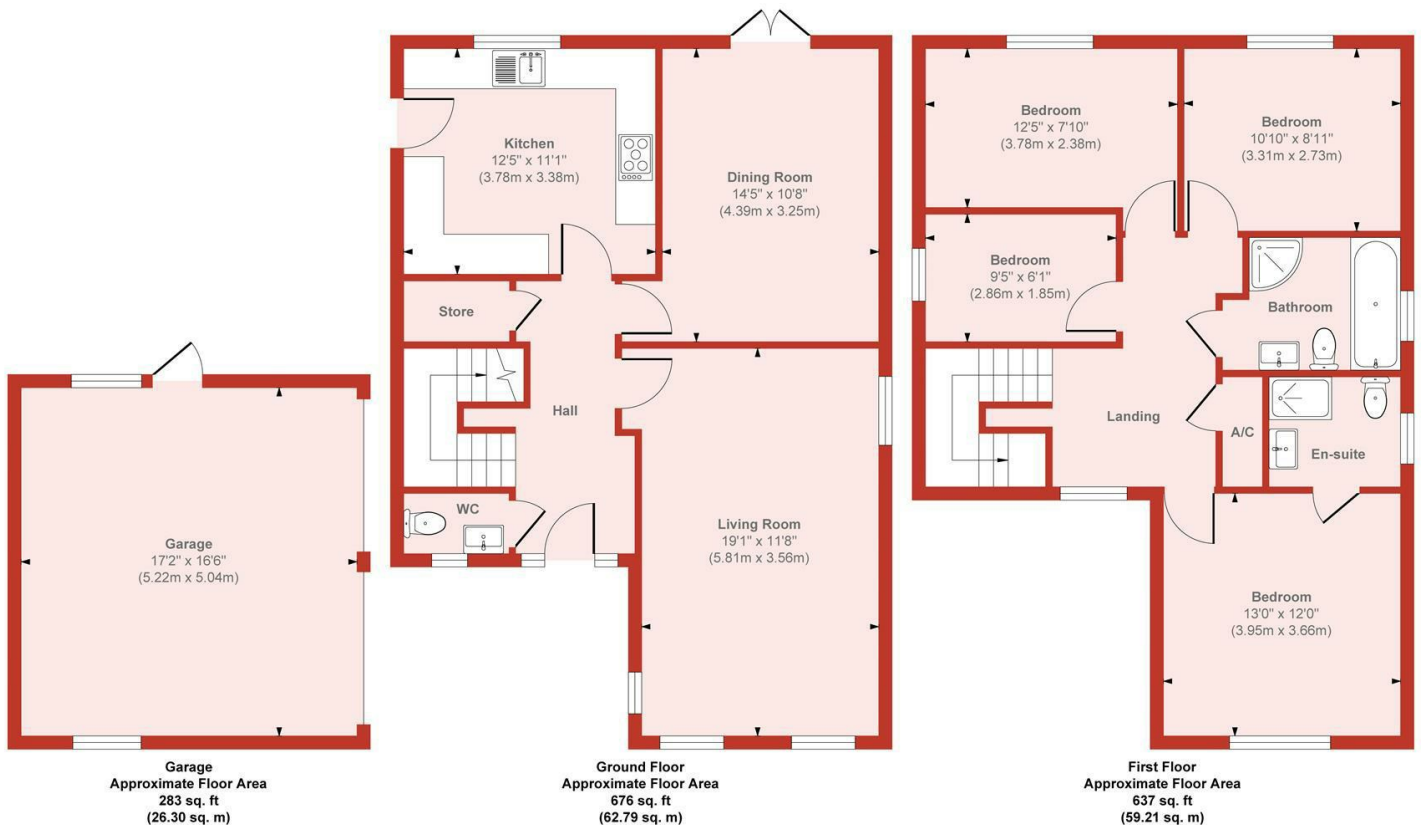
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1596 sq. ft / 148.30 sq. m (Including Garage)

Produced by Elements Property