SANDRINGHAM ROAD
Lawns, Swindon, SN3 1JF

PRIMARY
HOMES & LETTINGS

Sandringham Road, Lawns, Swindon SN3 1JF

- COMPLETED CHAIN
- Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (STPP)
- West Facing Rear Garden
- Integral Garage
- Driveway Parking
- Living Room With Log Burner
- 19ft Kitchen/Diner
- Utility Room & Cloakroom

Guide Price £425,000

*** COMPLETED CHAIN *** We are delighted to offer this well presented three bedroom detached house with POTENTIAL TO EXTEND (subject to planning permission). Located in the desirable area of Lawns within easy reach of all local amenities, Old Town and transport links such as the A419 and M4 motorway. The accommodation comprises of entrance porch, living room, kitchen/diner, utility room, cloakroom, study, three bedrooms and family bathroom. Property also benefits from a West facing rear garden, integral garage, driveway parking, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Entrance Porch
uPVC door and windows to hallway.

Hallway
Stairs to first floor. Understairs cupboard. Wood flooring. Radiator.

Living Room
uPVC bay window to front elevation. Built in log burner. Wood flooring. Radiator.

Kitchen/Diner
uPVC window to rear elevation. Bi-folds to rear garden. Matching wall and base units with granite worktops over. Acrylic sink and drainer with half bowl. Freestanding cooker with extractor hood over. Integral fridge. Larder cupboard. Inset ceiling lights. Laminate flooring. Radiator.

Utility Room
Door to garage. Wall units with rolled edge worktops. Plumbing for dishwasher, washing machine and tumble dryer. Laminate flooring. Radiator.

Cloakroom
White suite comprising of low level W.C. and corner wash hand basin with splashback tiles. Extractor fan. Vinyl flooring.

Study
uPVC window to rear elevation. Laminate flooring.

Landing
uPVC window to side elevation. Loft access (fully boarded with loft ladder). Wood flooring.

Bedroom One
uPVC bay window to front elevation. Wood flooring. Radiator.

Bedroom Two
uPVC window to rear elevation. Laminate flooring. Radiator.

Bedroom Three
uPVC window to front elevation. Storage cupboard. Laminate flooring. Radiator.

Bathroom
Obscured uPVC window to rear elevation. White suite comprising of panelled bath, built in shower, pedestal wash hand basin and low level W.C. Airing cupboard. Part tiled walls. LVT flooring. Heated towel rail.

Integral Garage
Electric shutter. Light and power. Door to utility room.

Front
Driveway parking for one vehicle. Laid to lawn with shrub borders. Gated access to rear garden. Outside light.

Rear Garden
West facing. Enclosed by timber fencing. Large paved patio with path leading to decking area at the rear of the garden. Mostly laid to lawn with mature shrub borders. Gated access to the front. Outside electric point, tap and light.

Sizes
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings
Strictly via our Swindon office telephone (01793) 641641.
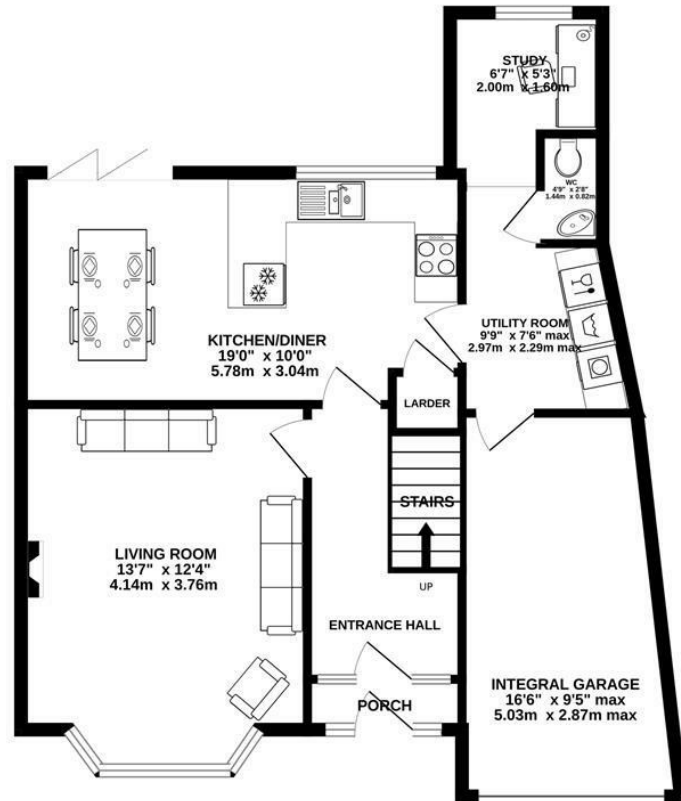
Mortgages
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.
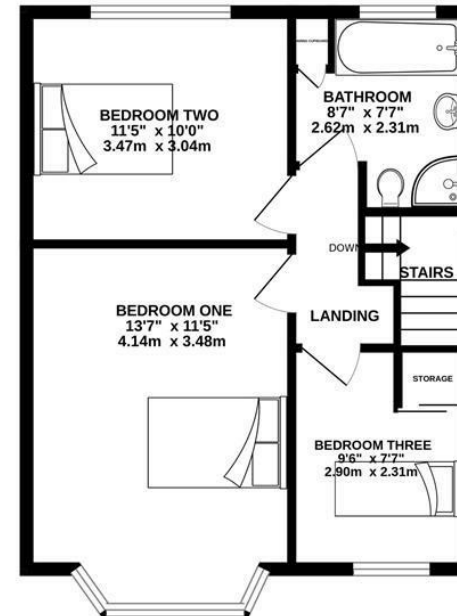
Money Laundering
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

STUDY
6'7" x 5'3"
2.00m x 1.60m

WC
4'9" x 2'8"
1.44m x 0.82m

UTILITY ROOM
9'9" x 7'6" max
2.97m x 2.29m max

KITCHEN/DINER
19'0" x 10'0"
5.78m x 3.04m

LARDER

STAIRS

LIVING ROOM
13'7" x 12'4"
4.14m x 3.76m

UP

ENTRANCE HALL

PORCH

INTEGRAL GARAGE
16'6" x 9'5" max
5.03m x 2.87m max

BEDROOM TWO
11'5" x 10'0"
3.47m x 3.04m

BATHROOM
8'7" x 7'7"
2.62m x 2.31m

DOWN

STAIRS

BEDROOM ONE
13'7" x 11'5"
4.14m x 3.48m

LANDING

STORAGE

BEDROOM THREE
9'6" x 7'7"
2.90m x 2.31m

TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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
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