



**SANDRINGHAM ROAD**  
Lawns, Swindon, SN3 1JF

  
**PRIMARY**  
HOMES & LETTINGS



## Sandringham Road, Lawns, Swindon SN3 1JF

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

**Guide Price £425,000**





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**

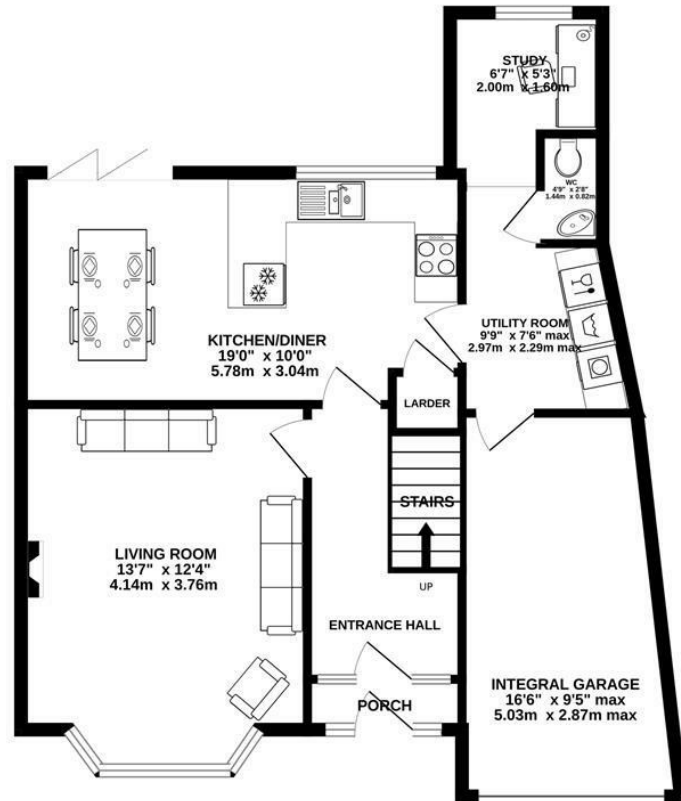
If you would like independent mortgage advice please call Dan Spurr at Primary on (01793) 616617. Home visits available.

#### **Money Laundering**

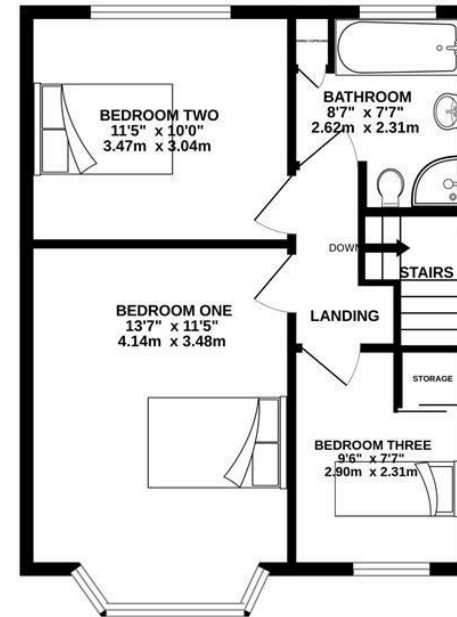
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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



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



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 as to their operability or efficiency can be given.  
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