

for sale

offers in excess of **£325,000**



Lancaster Road Wroughton Swindon SN4 9HH

Recently rennovated is this impressive three bedroom semi detached family home situated in a rarely available cul-de-sac within the highly sought after village of Wroughton. The property occupies a generous plot with driveway & garage. Viewing highly recommended!





# Lancaster Road Wroughton Swindon SN4 9HH

## Ground Floor Accommodation

### Entrance Hall

Composite Door to Front, Double Glazed Window to Front, Storage Cupboard, Access to Study and Open Plan Kitchen / Living / Dining Area. Stairs to First Floor, Radiator

### Study

6' 1" x 5' 10" ( 1.85m x 1.78m )  
Double Glazed Window to Front, Radiator

### Living Room

20' 8" Maximum x 12' 3" Maximum ( 6.30m Maximum x 3.73m Maximum )  
Dual Aspect Double Glazed Windows to Side & Rear, Laminate Flooring, Radiator

### Family Room

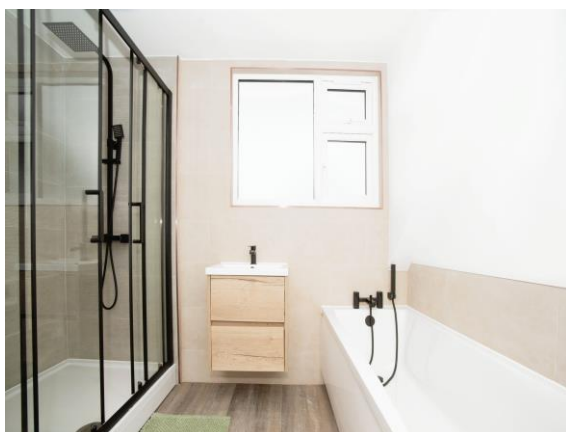
9' 3" Maximum x 7' 7" Maximum ( 2.82m Maximum x 2.31m Maximum )

Double Glazed Window to Side and Double Glazed Door to Rear, Radiator

### Kitchen

11' 10" Maximum x 8' 11" Maximum ( 3.61m Maximum x 2.72m Maximum )

Double Glazed Window & Door to Side, New Kitchen with a Range of Modern Wall & Base Units with Rolled Work Surface Over, Inset Sink with Draining Board and Black Mixer Tap, Built In Oven with Induction Hob and Extractor Hood Over, Tiled Splash Back All Around, Integrated Washing Machine, Dishwasher and Fridge / Freezer, Radiator



## **First Floor Accommodation**

### **Landing**

Access to Loft

### **Bedroom 1**

12' 5" x 11' 3" ( 3.78m x 3.43m )

Double Glazed Window to Front, Radiator

### **Bedroom 2**

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double Glazed Window to Rear, Radiator

### **Bedroom 3**

10' 11" x 6' 1" ( 3.33m x 1.85m )

Double Glazed Window to Side, Radiator

### **Bathroom**

Dual Aspect Double Glazed Obscured Windows to Rear & Side, Brand New Four Piece Suite Comprising of WC, Vanity Sink Unit, Panel Bath with Mixer Tap and Double Shower Enclosure, Tiled to Water Sensitive Areas, Spot Lights, Radiator

## **Outside Space**

### **Front Garden**

Small Well Kept Lawn Area with Privacy Bush Along the Front, Pathway to Front Door and Side Access via Gate

### **Rear Garden**

Low Maintenance Garden Enclosed Via Fence Panels, Mostly Laid to Lawn with Pathway running the Length of the Garden, Leading to Small Patio Area with Storage Shed, Side Access via Gate

### **Parking**

Driveway Parking and Garage with Up and Over Door to the Front of the Property





Total floor area 91.2 m<sup>2</sup> (981 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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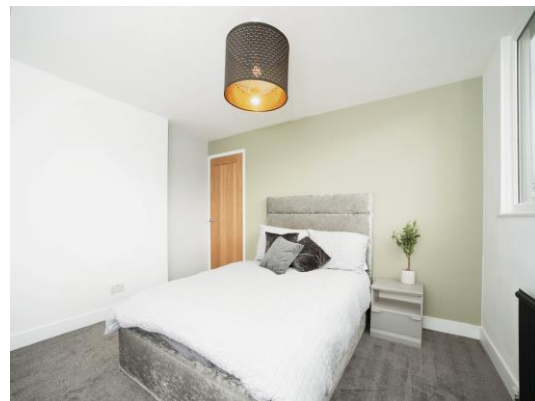
3-5 Victoria House, Albert St  
 SWINDON SN1 3BG

Property Ref: SND102729 - 0010

Tenure: Freehold EPC Rating: E

Council Tax Band: C

**view this property online [connells.co.uk/Property/SND102729](http://connells.co.uk/Property/SND102729)**



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