



GRANT FRASER
TOWN & COUNTRY

10 Lupin Close, Calne, Wiltshire, SN11 8GL
Guide price £250,000



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A larger than average (700 sq. ft.) two double bedroom semi-detached modern home located on the outskirts of Calne within an Area of Outstanding Natural Beauty. With a separate good sized kitchen and lounge diner.

The property also benefits from a cloakroom, shower over the bath and remaining NHBC warranty

Situated in a cul-de-sac on the outskirts of town with amenities such a large Tesco supermarket and petrol station 0.8 miles from the property. Calne offers an array of shops, amenities and restaurants. Nearby Chippenham (6 mi) station offers services to London Paddington.

Description

Comprising entrance hallway, kitchen, lounge diner, cloakroom, two bedrooms and bathroom. The entrance hallway leads to all downstairs rooms. The separate modern kitchen is to the front of the property overlooking the front garden. The lounge diner has french doors and views over the rear garden, there is a handy under stair cupboard. The cloakroom is off the hallway. On the first floor there are two comparable double bedrooms both with built in wardrobes. The bathroom has a shower over the bath.

Outside there are front and rear gardens, a tandem driveway providing parking for at least two vehicles leading to gated side access to the rear garden. A patio spans the rear with the rest of the garden laid to lawn.

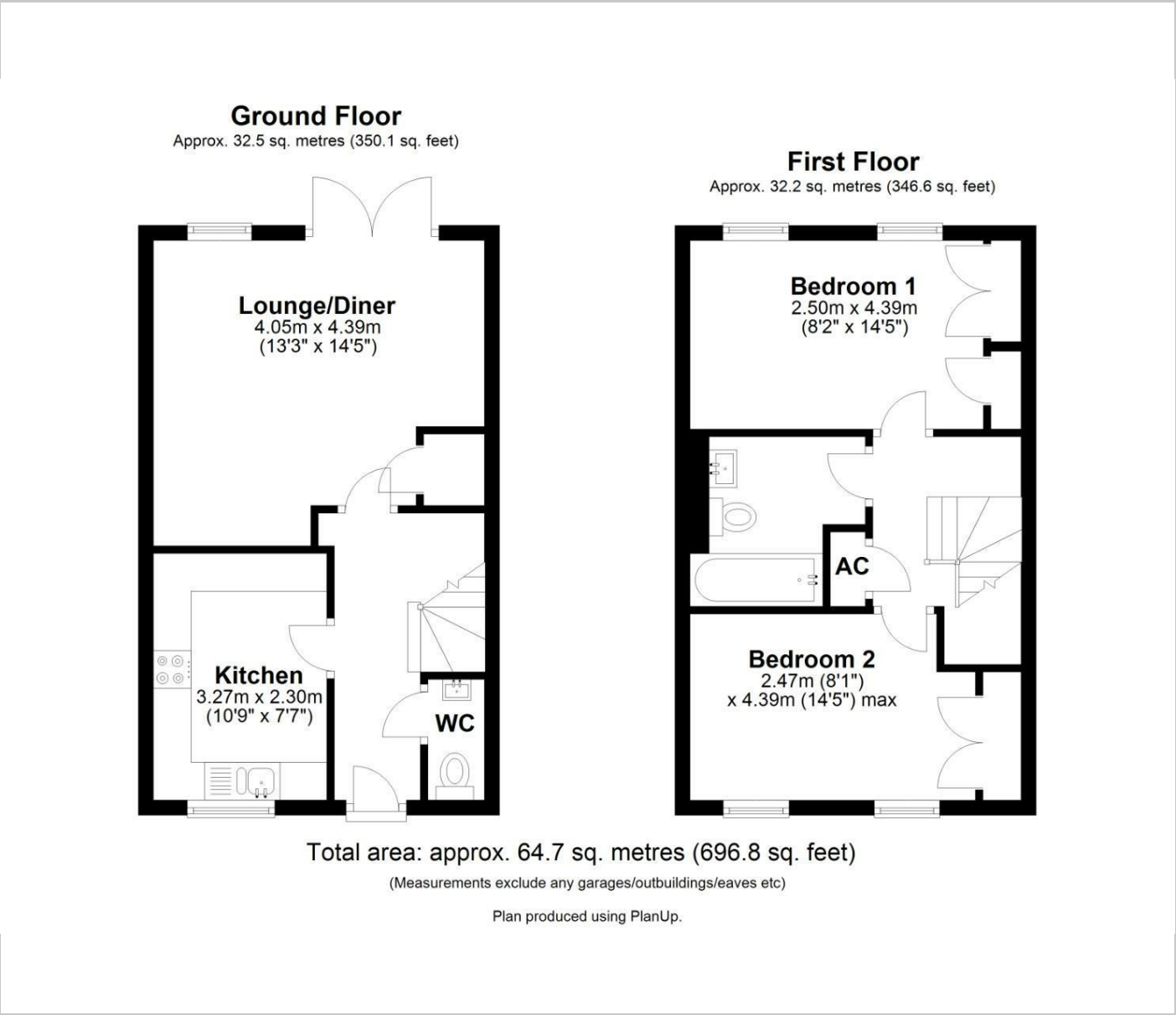
Services: Mains gas, water, electric and sewage.

Situation

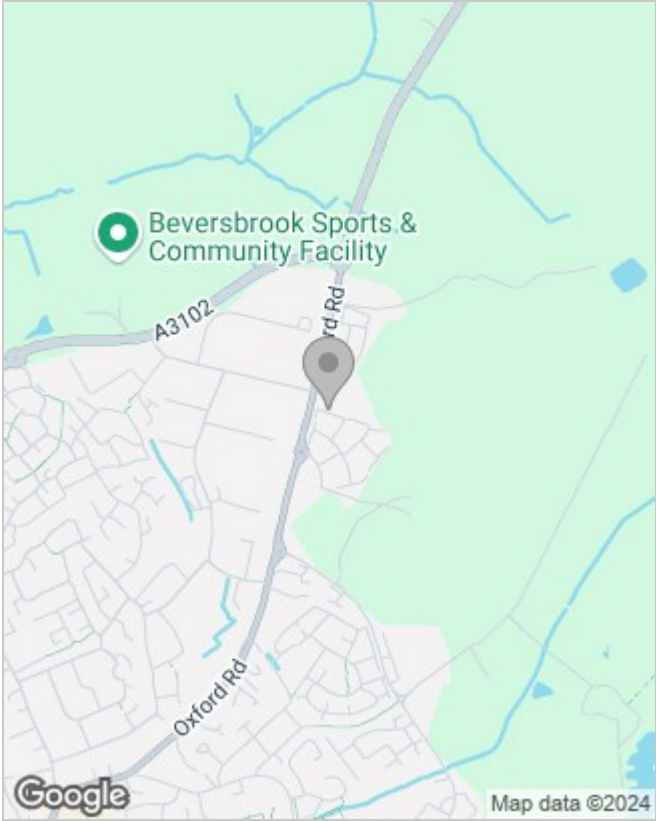
Calne is a town in north Wiltshire within the North Wessex Downs hill range, a designated Area of Outstanding Natural Beauty, surrounded by rolling countryside, golf courses and horse trails. Calne is on a small river, the Marden, and has a heritage in wool making and pork curing. It is on the A4 road national route 19 mi east of Bath, 6 mi east of Chippenham (with a mainline station with services to London Paddington), 12 mi west of Marlborough and 16 mi southwest of Swindon (access to the M4 motorway at junction 16) with London 82 mi due east as the crow flies. The town centre has everything you would need in terms of shops and amenities including a Leisure Centre with an indoor swimming pool, a public library, various pubs and restaurants. Large supermarkets such as Tesco (0.8 mile of the property) and other large stores are located on its periphery. There are five primary schools and one independent preparatory school and secondary stat schools.



Floor Plans



Area Map



Energy Performance Graph

