



94 Linnet Lane
Melksham, Wiltshire, SN12 7FU


KINGSTONS

Introducing Linnet Lane an exceptionally appealing four-bedroom detached home, perfectly crafted for modern living. The previous sellers' thoughtful touch is evident as downstairs unfolds into a spacious open-plan living area, seamlessly combining the living room with the kitchen/diner.

Nestled in a cul-de-sac of just four houses, this residence offers a tranquil retreat. The entrance hall, cloakroom, conservatory, and utility complete the ground floor layout. Upstairs, four generously sized bedrooms await, accompanied by an en-suite and a well-appointed bathroom.

The meticulously landscaped garden boasts a pond and an outbuilding with power and light. Gas central heating ensures comfort year-round, and the property features a driveway and garage. Ideally situated for the well-regarded Forest and Sandridge School, local shops, and bus stops merely a two-minute walk away, Linnet Lane seamlessly combines elegance, functionality, and convenience.

£370,000



Entrance Hall 13' 7" x 9' 9" (4.14m x 2.96m)

Door and window to front elevation, doors to cloakroom and under stairs cupboard, opening to living room and kitchen/diner, stairs to first floor and radiator.

Cloakroom 6' 4" x 3' 1" (1.93m x 0.95m)

Fitted with a two piece suite comprising of wash hand basin and low level WC, window to side elevation and radiator.

Living Room 16' 1" x 8' 10" (4.91m x 2.68m)

Window to front elevation, fireplace, opening to kitchen/diner and radiator.

Kitchen/Diner 11' 11" x 22' 4" (3.63m x 6.81m)

Fitted with a matching range of base and eye level units with worktop space over including breakfast bar, sink unit with single drainer and mixer tap, built in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, double doors to conservatory, door to utility, windows to side and rear elevations.

Conservatory 12' 4" x 10' 6" (3.75m x 3.20m)

Windows to rear and side elevations, french doors to side elevation and radiator.

Utility 6' 11" x 6' 1" (2.11m x 1.85m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, door to side elevation and heated towel rail.

Landing 14' 8" x 6' 6" (4.47m x 1.97m)

Doors to bedrooms, bathroom and cupboard.

Main Bedroom 10' 9" x 12' 3" (3.28m x 3.74m)

Window to rear elevation, door to en-suite, built in wardrobe with sliding doors and radiator.

En-suite 5' 7" x 6' 2" (1.70m x 1.88m)

Fitted with a three piece suite comprising of shower with sliding glass doors, pedestal wash hand basin and low level WC, window to side elevation and heated towel rail.

Bedroom Two 13' 5" x 8' 10" (4.10m x 2.70m)

Window to front elevation, built in wardrobe with sliding doors and radiator.

Bedroom Three 11' 2" x 8' 7" (3.41m x 2.62m)

Window to front elevation, built in wardrobe with sliding doors and radiator.

Bedroom Four 10' 9" x 9' 8" (3.28m x 2.95m)

Window to rear elevation and radiator.

Bathroom 6' 11" x 6' 4" (2.10m x 1.94m)

Fitted with a three piece suite comprising of bath with shower over and glass screen, vanity wash hand basin with storage under and low level WC, window to side elevation and heated towel rail.

Garden

Fully enclosed with side access, split into areas of patio, decking, astro-turf with raised beds and pond. There is also an outbuilding with power and light that could be used as an office or craft room.

Garage

up and over door to front elevation, power and light.

Driveway

Located to the side of the property with space for two vehicles.

Viewing: Strictly by appointment through the agent **Kingstons**.

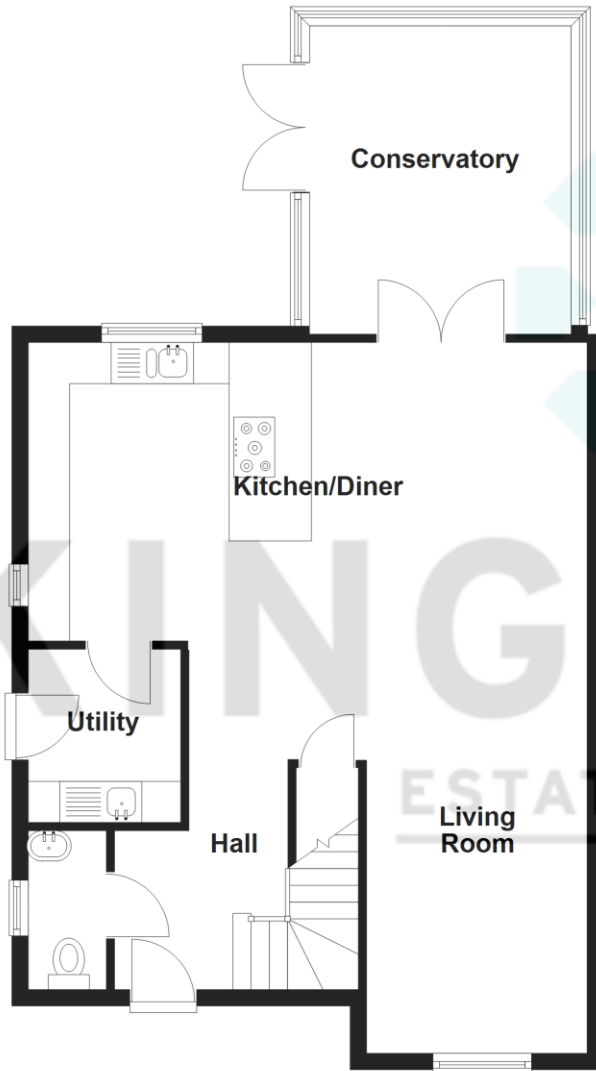
Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. Some photographs maybe taken with a wide angle lens. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.



FLOOR PLANS (NOT DRAWN TO SCALE)

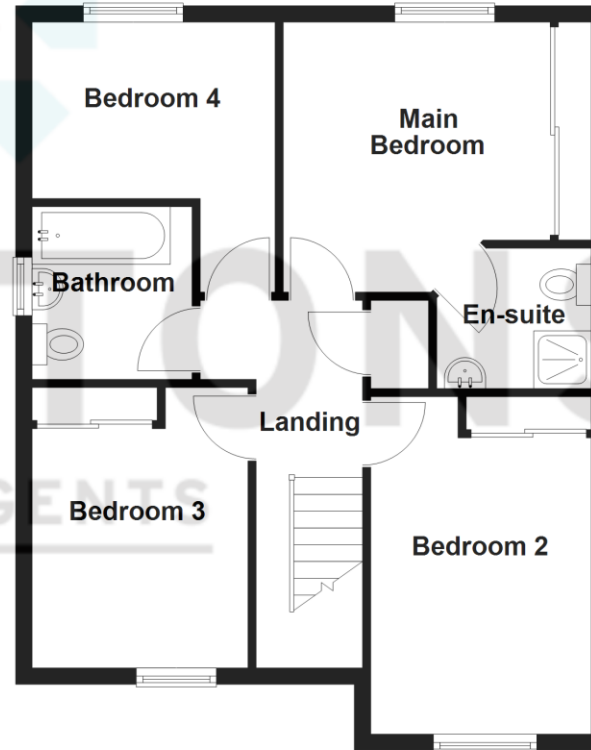
Ground Floor

Approx. 67.9 sq. metres (730.4 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 123.4 sq. metres (1328.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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