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LEWENS LANE
WIMBORNE, BH21 1LE



GUIDE PRICE £325,000

- MID TERRACE CHARACTER HOME
- TOWN CENTRE LOCATION
- TWO BEDROOMS
- SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- BATHROOM AND GROUND FLOOR SHOWER ROOM/UTILITY
- PRIVATE REAR GARDEN
- LEVEL WALK TO TOWN CENTRE
- STYLISHY PRESENTED THROUGHOUT

This delightful character home is conveniently located within level walking distance of nearby Waitrose and Wimborne town centre with its many amenities, Minster Church, Tivoli theatre and eclectic mix of independent retail outlets and cafes.

Stylishly presented in very good order throughout, accommodation includes - on the ground floor - an entrance foyer with stairs rising to the first floor and door leading to the sitting room which has a window overlooking the front garden. A fire recess provides a focal point in the room and wood effect laminate flooring is laid throughout, continuing through to the well proportioned, open plan dining room/kitchen to the rear - a light and airy room with plenty of natural light from the French doors opening to the garden and a skylight in the part vaulted ceiling.

The kitchen is fitted with a range of light fronted, shaker style base, wall and display units



and includes a built under oven, inset hob and extractor above. From the dining area there is access to a separate utility/shower room with fitted sink, shower cubicle, WC and under counter space for a washing machine.

On the first floor there are two bedrooms and a modern bathroom fitted with a contemporary white suite. with semi-concealed WC, wash hand basin and bath.

Outside the small gated frontage is neatly landscaped, whilst the rear garden offers privacy and seclusion - an ideal social space for relaxation and entertaining attractively landscaped with crazy paving immediately to the rear of the kitchen extending to a lawn and a shingled area towards the rear of the plot - the perfect spot for garden furniture! The garden shed provides excellent storage space with a paved patio and pergola to the rear.

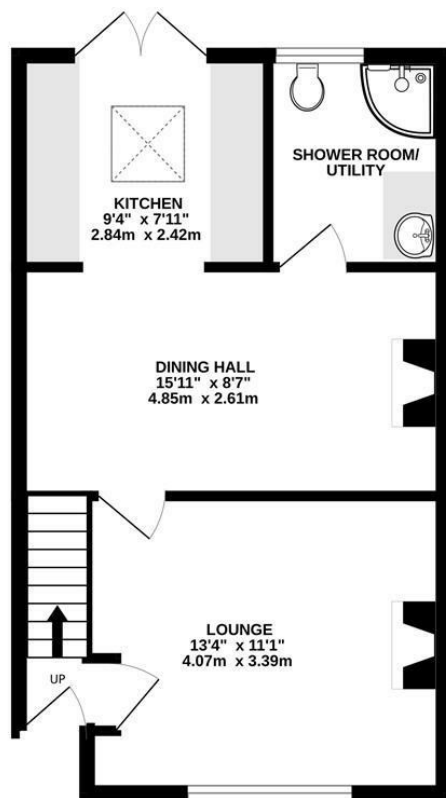
EPC: D

Council Tax Band: C

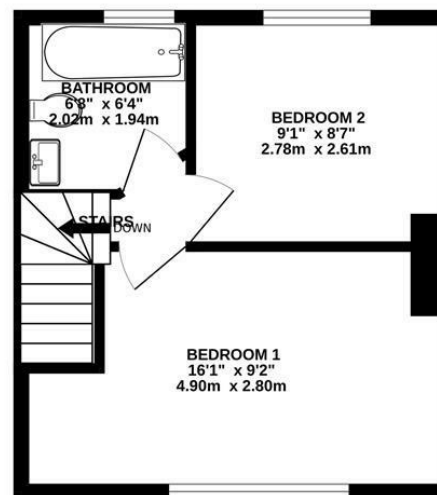
Services: Mains Electric, Gas, Water and Mains Drainage



GROUND FLOOR
422 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
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