



Connells

Mampitts Lane
Shaftesbury



Property Description

Connells are pleased to offer to the market this three bedroom semi-detached house with planning permission for a loft conversion, downstairs cloakroom, spacious lounge, kitchen, separate utility room and a conservatory. On the first floor there are three bedrooms, with and ensuite to the master bedroom and a family bathroom. Outside there is a low maintenance garden to the rear, garage and an allocated parking space.

Entrance Hall

Double glazed door to the front, radiator with cover and stairs to the first floor.

Cloakroom

Double glazed window to the front, WC, wash hand basin, tiling to splash prone area, laminate flooring and a radiator.

Kitchen

11' 8" x 7' 9" (3.56m x 2.36m)

Double glazed window to the front, fitted kitchen with wall and base units, work tops, breakfast bar, electric oven, gas hob, cooker hood, ceramic sink, integrated fridge/freezer and dishwasher, laminate flooring and the gas central heating boiler.

Utility Room

9' x 5' 8" (2.74m x 1.73m)

Double glazed door into the garden, arch into the garage and plumbing for a washing machine.

Lounge

15' 7" max x 15' 5" max (4.75m max x 4.70m max)

Arch into the conservatory, understairs cupboard, laminate flooring, television aerial socket, telephone point and a radiator.

Conservatory

12' 5" x 6' (3.78m x 1.83m)

UPVC conservatory, double glazed windows and patio doors to the garden, tiled flooring, lights and a radiator.

Landing

Stairs from the lounge, access to the loft, radiator and the airing cupboard.

Bedroom One

11' 3" max x 11' max (3.43m max x 3.35m max)

Double glazed window to the front, radiator and a television aerial socket.

Ensuite

Double glazed window to the front, shower cubicle, WC, wash hand basin, tiling to splash prone areas, heated towel rail, shaver point and an extractor fan.

Bedroom Two

10' 11" x 7' 9" (3.33m x 2.36m)

Double glazed window to the rear and a radiator.

Bedroom Three

7' 3" x 6' 6" (2.21m x 1.98m)

Double glazed window to the rear, built in wardrobes, telephone point and a radiator.

Bathroom

Bath with a shower over, WC, wash hand basin, tiling to splash prone areas, extractor fan, shaver point and a radiator.

Garage

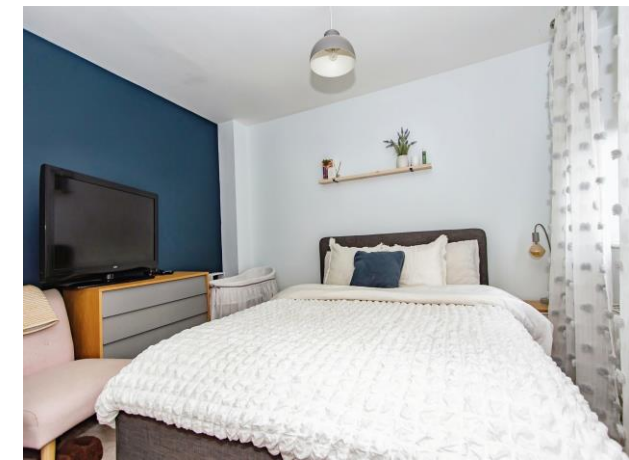
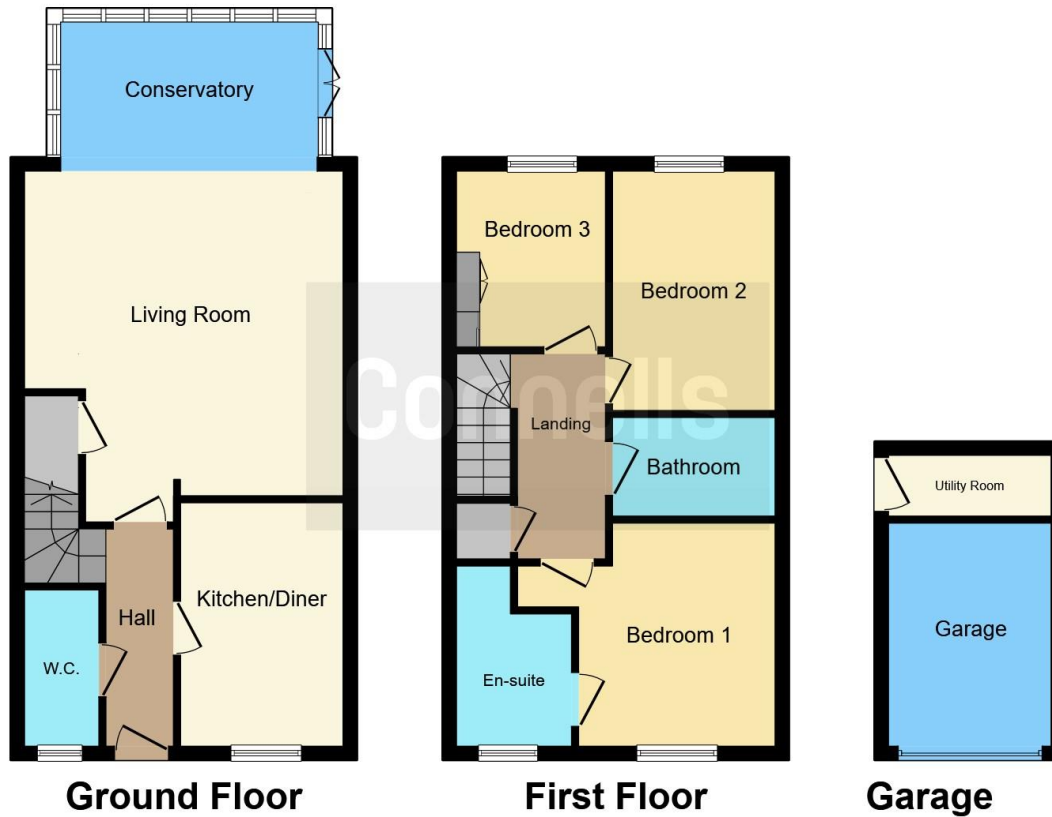
19' 8" max x 10' (5.99m max x 3.05m)

Up and over door, arch to the utility room, power and lighting.

Rear Garden

Laid to artificial grass with a patio area, rear gate, outside tap and a water butt.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/SFT305573

Tenure: Freehold



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