



Preston Lane, Lyneham Chippenham SN15 4AR

welcome to

Preston Lane, Lyneham Chippenham

A well-presented property featuring an entrance hall, cloakroom, spacious lounge, kitchen, and conservatory. Upstairs offers two bedrooms and a modern shower room. Outside boasts a block paved driveway, large single garage, and rear garden with pond and patio. Additional benefits include loft storage.



**Entrance Hall
Cloakroom**

WC, wash hand basin with tiled splash backs, heated towel rail, tiled floor, window to side aspect.

Lounge

10' max x 21' max (3.05m max x 6.40m max)
Window to front aspect, ceiling fan, carpet, electric fireplace, door to the kitchen, door to the conservatory.

Kitchen

8' max x 12' max (2.44m max x 3.66m max)
Wall and base units, tiled floor, stainless steel sink and drainer, plumbing for a washing machine, plumbing for a dishwasher, boiler, window to rear aspect.

Conservatory

9' max x 8' max (2.74m max x 2.44m max)
Wood panelled walls.

Bedroom One

11' max x 16' max (3.35m max x 4.88m max)
Window to front aspect, carpet.

Bedroom Two

12' max x 8' 1" max (3.66m max x 2.46m max)
Window to rear aspect, carpet.

Bathroom

Shower cubicle, WC, wash hand basin, fully tiled, obscured window to rear aspect.

Loft Space

Insulated, part boarded, ladder access, Velux window.

Front Garden

Block paved driveway.

Rear Garden

Pond, greenhouse, gravel path, patio, shrubs.

Outbuilding

Large single garage.

Parking

Off road parking in front of the garage.



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welcome to

Preston Lane, Lyneham Chippenham

- Two Bedrooms
- Rear Garden
- Conservatory
- Driveway
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£249,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
CLN109703 - 0005

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