



**Preston Lane, Lyneham Chippenham SN15 4AR**

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## **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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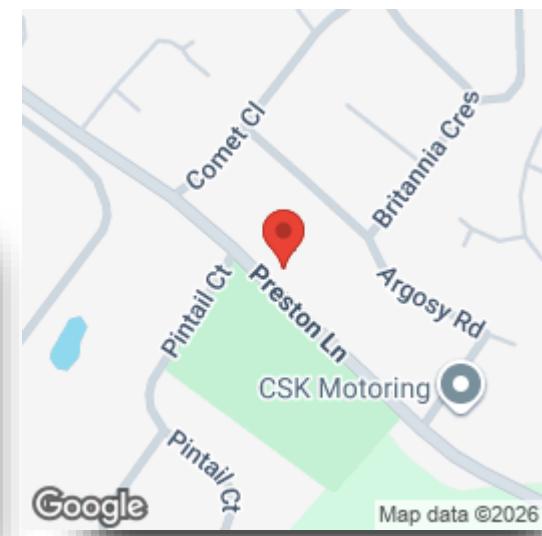
## Preston Lane, Lyneham Chippenham

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £249,950



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