



📍 10 The Paddock, Market Lavington, Devizes, Wiltshire, SN10 4BP

🏠 Guide Price £285,000

An immaculately presented, 3-bedroom semi-detached home in the popular village of Market Lavington.

- 3-bedroom home
- Semi-detached
- Garage with rear access
- Immaculately presented throughout
- Air source heat pump
- Well-maintained rear garden
- Off-road parking
- Light & airy kitchen/diner
- Popular quiet village close

🏡 Freehold

📊 EPC Rating C



Immaculately presented throughout, this 3-bedroom semi-detached home is well located in a quiet close, in the popular Wiltshire village of Market Lavington.

Walking through the front door, you are greeted by a spacious entrance hallway which in turn, leads into a lovely light living room. Heading further into this home, the modern, well-equipped, kitchen/diner is the real heart of this home, with a range of wall & floor mounted units, allowing for ample cupboard and worktop space with a window looking out to the pretty rear garden. The kitchen then opens up to a flexible space, currently used for dining and boasts French doors to the garden.

Heading up to the first floor, 3-bedrooms are on offer, the principal bedroom being a good sized double and has a lovely outlook to the rear. There is a further bedroom and bedroom 3 could be flexible in use as a home working space or dressing room.

Externally, a well-maintained rear garden, mostly laid to lawn, with flower beds either side and with a patio area as well. There is a single garage with rear access and off-road driveway parking.

An air source heat pump enhances the energy efficiency of this home.

Situation

The property is located in a popular village development that is close to shops. This popular Wiltshire village benefits from extensive amenities including a primary and secondary school, a doctor's surgery, a public house, an active village hall and a church. There is a pharmacy, grocery store, Post Office, butchers and hairdressers in the village. Market Lavington lies some five miles south of the bustling market town of Devizes and the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within commuting distance.

Property Information

All mains services are connected.

EPC rating: C

Council tax band: C



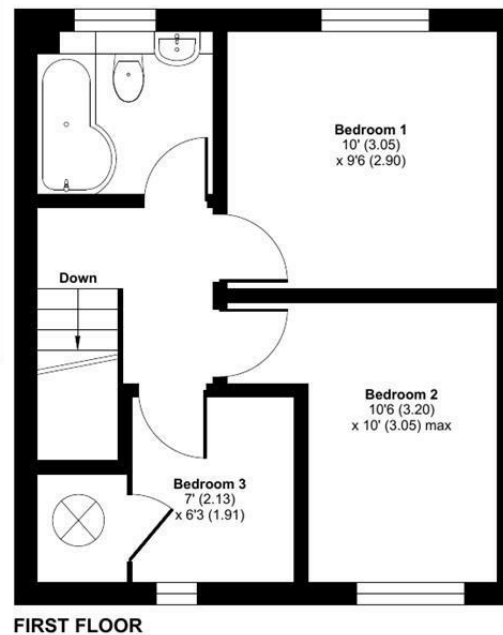
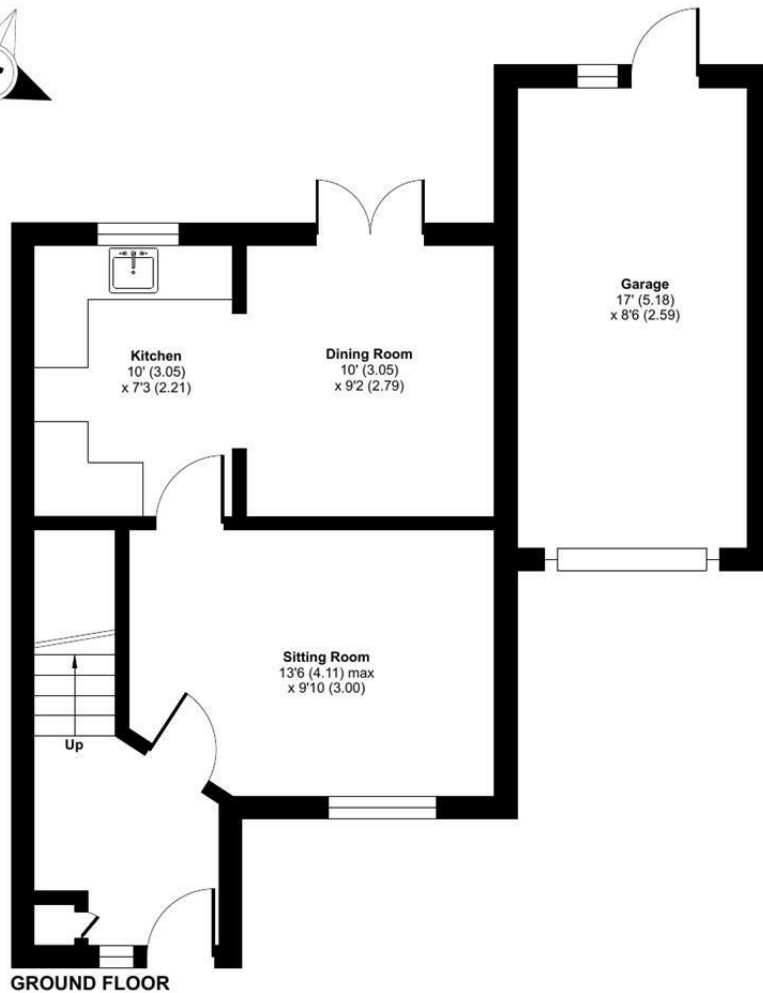
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Approximate Area = 729 sq ft / 67.7 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 874 sq ft / 81.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Strakers. REF: 1131543

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