



📍 36 Francis Road, Market Lavington, Devizes, Wiltshire, SN10 4DH

🏠 £395,000

A wonderfully presented, 3-bedroom, detached home. Occupying an enviable position within the close, backing onto Lady Wood wood's, which offers a fantastic outlook to the rear.

- 3-bedroom detached home
- Incredible tucked away spot within the close
- Idyllic woodland outlook to the rear
- Well-presented throughout
- Recently fitted kitchen
- Downstairs cloakroom
- Single garage
- Sought after village location

🏡 Freehold

🏠 EPC Rating D



Occupying an enviable position in a quiet close, within the sought after Wiltshire village of Market Lavington, this 3-bedroom detached home offers a slice of rural heaven whilst still having ample amenities on your doorstep.

Walking through the front door, you are greeted by an entrance hallway with downstairs cloakroom. To the right of the entrance hallway, a good size living room, with large window, flooding the space with natural light. The real heart of this home is the recently fitted, dual aspect, 18ft kitchen/diner, with underfloor heating, a range of floor & wall mounted units, integral appliances including; under counter fridge & freezer, electric oven, electric hob, pull out pantry and French doors to the garden.

The first floor offers 3 bedrooms, the dual aspect principal bedroom is a good sized double and bedroom 2 has a fantastic woodland outlook to the rear. A further single bedroom is available and could be used as a dressing room/study depending on one's needs.

Externally, a single garage with driveway parking in front and the most fantastic southerly facing garden, mostly laid to lawn with a patio area as well, a perfect place to hone your gardening skills with a woodland backdrop to look out to.

#### **Situation**

The property is located in a popular close on the edge of the village, within a short stroll of the exceptional facilities the village has to offer including primary and secondary schooling (Dauntsey's School is less than 2 miles away, Marlborough College and St Marys Calne also easily accessible), a doctors surgery, a public house, pharmacy, a Co-op food shop, butchers, an active village hall, a church and numerous local footpaths over rural countryside.

Market Lavington lies about five miles south of the bustling market town of Devizes - the larger centres of Bath, Salisbury, Swindon, Chippenham and Marlborough are all within easy motoring distance. The A303 to the south and M4 to the north provide fast road access to London and the West Country. Mainline rail services are available at Pewsey, Westbury and Andover.

#### **Property Information**

All mains services are connected.

Oil fired central heating.

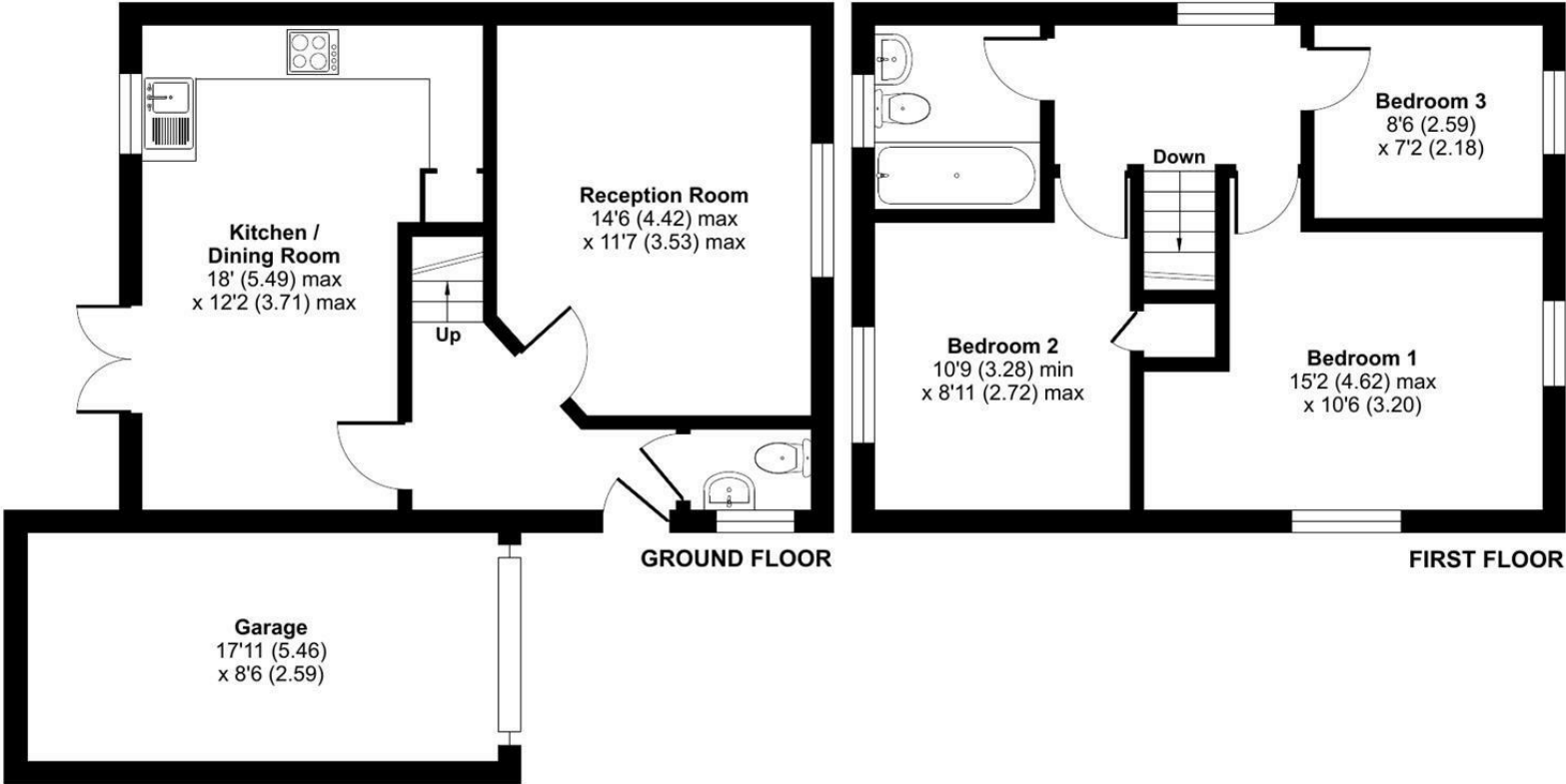
EPC rating: D

Council tax band: D



# Francis Road, Devizes, SN10

Approximate Area = 894 sq ft / 83.1 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1043 sq ft / 96.9 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: 1136840

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