



Instinct Guides You



Lanehouse Rocks Road, Weymouth £375,000

- Well Presented Detached Home
- Garage & Off Road Parking
- Substantial Conservatory
- Bathroom & Cloakroom
- Range Of Amenities Nearby
- Modern Kitchen/Bathroom
- Set Back From Road By Front Garden



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Welcome to this well-proportioned detached family home that boasts a garage, ample off-road parking, a large conservatory and generous living spaces. Positioned in Lanehouse the home offers a range of amenities and walks nearby.

Upon entering, you're greeted by a porch & cloakroom and a hallway that flows to the living spaces. The kitchen is a generous size, adorned with a multitude of sleek modern units and ample work surfaces. Dual-aspect windows create a light and airy room that flows wonderfully into the substantial conservatory at the rear.

The conservatory hugely increases the ground floor footprint of the home and offers versatility in the form of a dining room, playroom or space to entertain. Double doors open outside helping to merge the boundaries between home and garden. Connected via sliding doors the living room offers a more cosy contrast and has plenty of space for a range of furniture.

The upstairs features three well-sized bedrooms with bedroom one enjoying views over the rear garden and a multitude of built-in wardrobes. Bedrooms two and three are well-proportioned rooms. The family bathroom comprises both a bath and shower cubicle set against contemporary tiling.

The parking is found at the rear accessed via a track just a few doors down and only services seven properties. A gravel driveway offers parking for several vehicles before continuing to a lawn bordered by raised planters. There is easy side access to the front garden which sets it back from the main road.

There is a range of amenities in close proximity including a pharmacy, surgery, convenience store, attractive walks of the Fleet Lagoon and easy bus routes to Portland & Weymouth.



Room Dimensions

Entrance Porch 5'8" x 3'4" (1.74 x 1.03)

Kitchen 21'6" max x 9'5" max (6.56 max x 2.88 max)

Living Room 15'9" x 11'6" max (4.82 x 3.51 max)

Conservatory 18'7" x 12'3" (5.68 x 3.74)

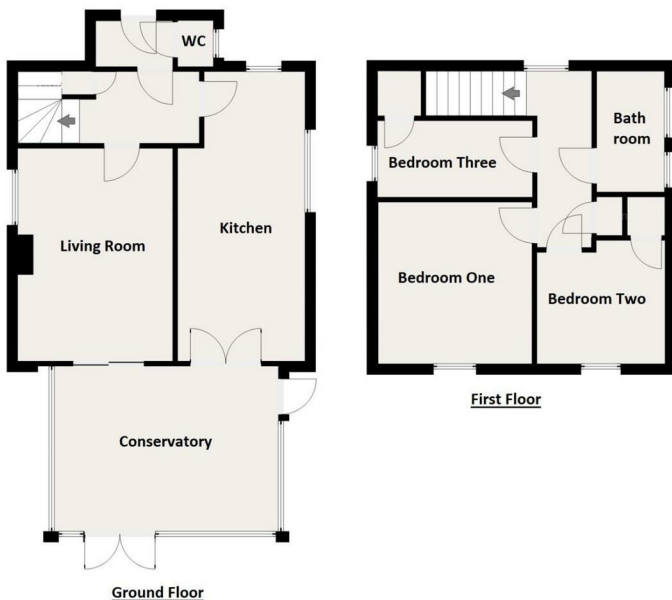
Bedroom One 12'0" x 11'5" into wardrobe (3.66 x 3.48 into wardrobe)

Bedroom Two 9'6" x 8'3" (2.90 x 2.52)

Bedroom Three 11'6" x 5'7" (3.51 x 1.72)

Bathroom 8'2" x 5'0" (2.51 x 1.53)

Cloakroom 3'4" x 2'7" (1.04 x 0.80)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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