



9 Lower School Lane
Blandford St Mary
Blandford Forum
DT11 9QH

A spacious and versatile family home located in a private cul de sac, boasting three generous bedrooms and garage.



- Tucked away location
- Garage and parking
- Landscaped rear garden
- Three generous bedrooms
- Master bedroom with built in wardrobes
 - Ensuite & bathroom
- Sitting room with fireplace
- Within walking distance of Blandford

Guide Price £415,000
Freehold

Blandford Forum Sales
01258 452670
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ACCOMMODATION

The front door opens directly into the dining room, with a bay window flooding the room with light. The kitchen is to the rear of the property comprising of a range of shaker style wall and base units set with a solid oak counter gas hob, double oven, dishwasher and storage cupboard. The rear hallway includes a storage cupboard with access to the downstairs cloakroom and the integral garage with a utility area. The sitting room is dual aspect with a chimney and gas fire as a focal point and French doors leading to the rear garden. The master bedroom is a particularly generous room with a Velux window flooding the room with light; and a comprehensive range of built in wardrobes. The room is serviced by an ensuite, shower room. The second bedroom is a good sized double with a built in double wardrobe and the third bedroom includes a single built in wardrobe. The family bathroom comprises of a white suite of bath with overhead shower, basin and w.c.

OUTSIDE

The property is approached by a tarmac driveway providing access to the integral garage with parking in front. The rear garden has been tastefully landscaped with a patio situated to the rear boundary to enjoy the evening sunshine. The garden is laid with lawn bound by established and colourful borders, and includes a wooden shed.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a new first school, Tesco Stores, Filling Station and the Parish Church is set in Lower Blandford St Mary. Blandford town with its varied amenities.

DIRECTIONS

[what3words///simple.pinches.clotting](https://www.what3words.com/simple/pinches/clotting)

SERVICES

Mains water, drainage, electric and gas.

Council tax band E

here is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property..

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>



Blandford St. Mary, Blandford Forum

Approximate Area = 1199 sq ft / 111.3 sq m

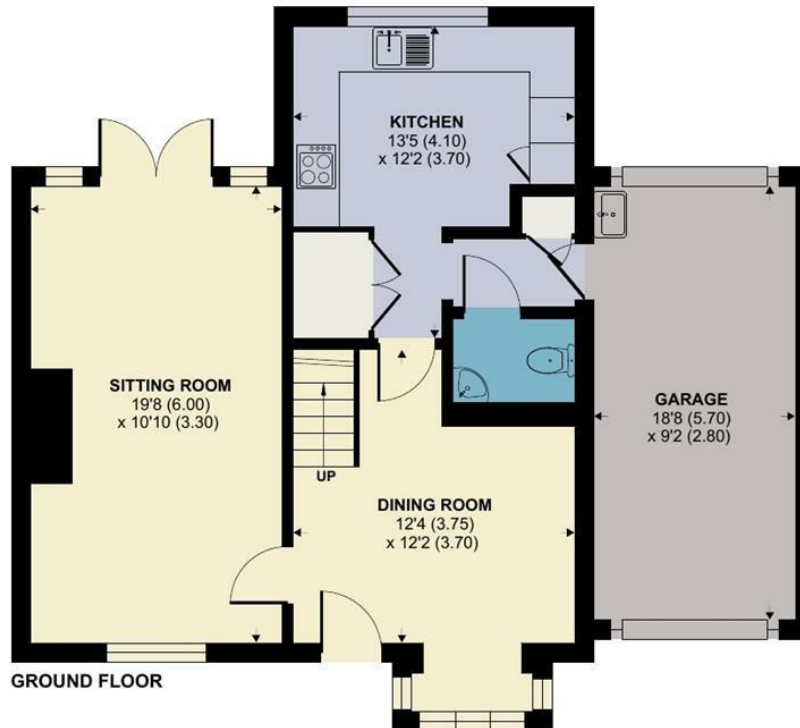
Garage = 162 sq ft / 15 sq m

Total = 1361 sq ft / 126.3 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
Very energy efficient - lower running costs	Potential
A	74
B	84
C	
D	
E	
F	
G	
England & Wales	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1110033



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