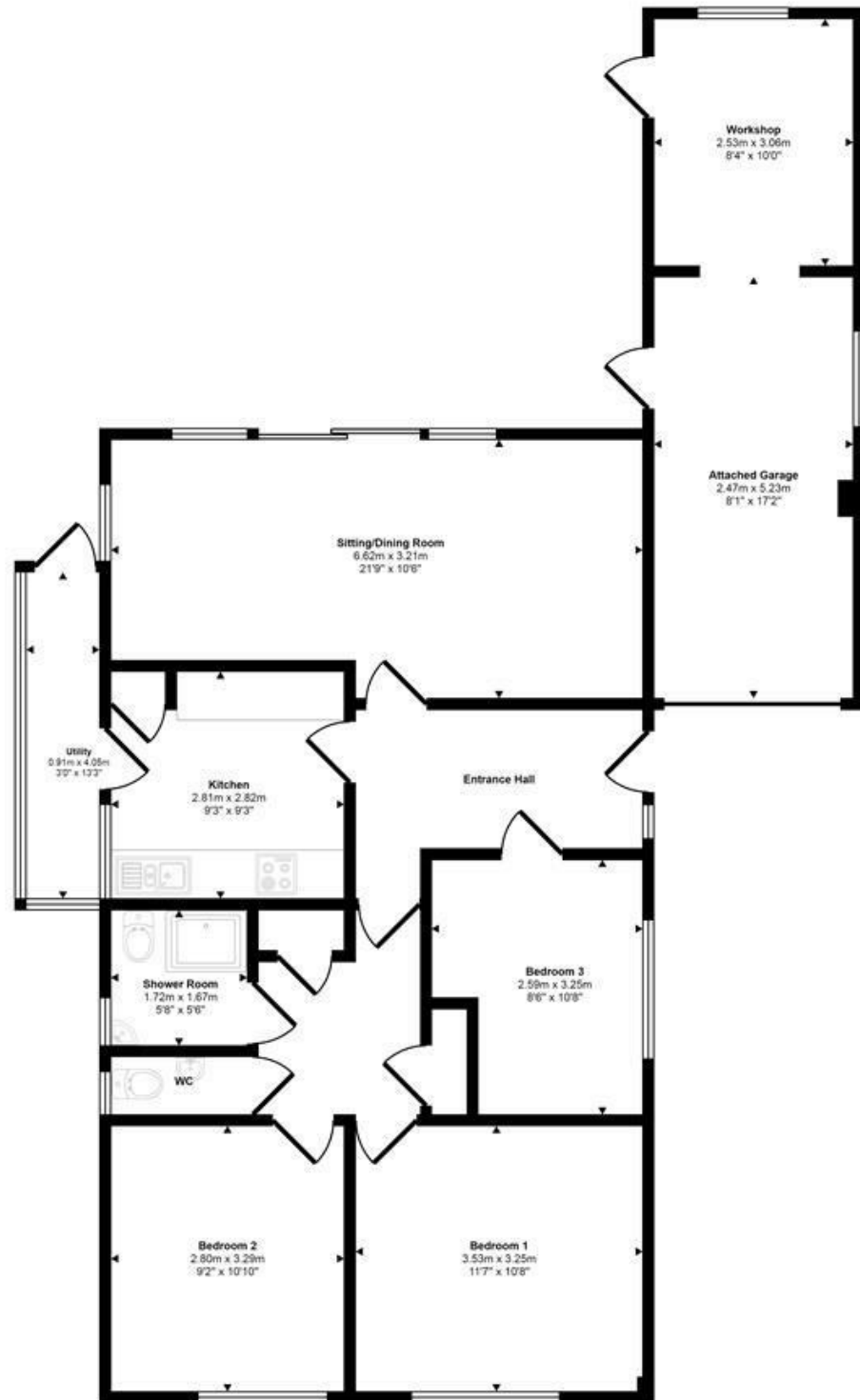


Approx Gross Internal Area
104 sq m / 1117 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Sturminster Newton
Dorset
DT10 1AS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		



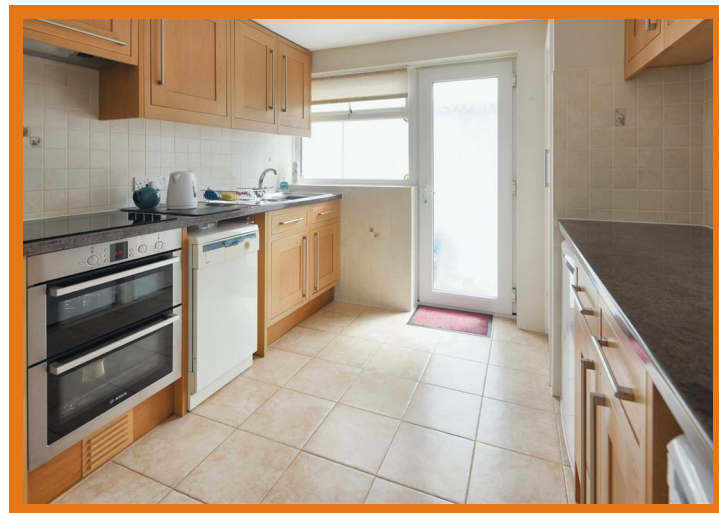
Lovells Mead
Marnhull

Guide Price
£450,000

Presented to the market with the bonus of no onward chain is this spacious and immaculately presented detached bungalow with three double bedrooms, large beautifully landscaped gardens and spectacular far reaching views over the Blackmore Vale countryside. Situated in a quiet cul-de-sac surrounded by similar properties, this home offers a peaceful and secure environment for you to enjoy. The village is well-served, ensuring that all your daily amenities are within easy reach. Marnhull boasts a thriving community with many events taking place in the hall and recreational grounds, there are three churches, choice of two highly rated primary schools, two public houses plus doctor's surgery with pharmacy as well as two shops and one with a post office.

The property was built in the mid 1960s and has been the very much cherished and enjoyed home of our sellers for twenty years. During their time of ownership the property has been impeccably maintained and offers well proportioned, comfortable living space with ample room to satisfy many potential buyers' needs. The bedrooms lie to the front of the property with the main daytime room to the rear, taking full advantage of the extensive views over the countryside - a picturesque backdrop to daily life. The large garden is perfect for relaxing or entertaining with a large Indian Sandstone sun terrace providing an ideal spot for watching the changing weather over the vale. There is plenty of parking on the long drive, along with a garage and workshop.

This is a popular area, one of the few where such a view is available, therefore, there will be a high level of interest in the property, so it is vital that an early viewing be undertaken to avoid missing out on the chance to be the next owner.



**The Property
Accommodation**

Inside

The entrance to the bungalow will be found to the side, where the front door opens into a welcoming and spacious entrance hall, which has doors leading off to the inner hall, bedroom three, kitchen and to the sitting/dining room and has high quality hard wearing wood lay flooring. The combined sitting and dining room enjoys an outlook over the rear garden to the countryside beyond and boasts a plenty of light from the large window and sliding patio door that opens to the seating area. The kitchen is fitted with plenty of wood fronted units consisting of floor cupboards with drawers and eye level cupboards. There is a generous amount of work surfaces with tiled splash backs and one and half bowl stainless steel and drainer with a mixer tap. There is space for an under counter fridge and freezer plus plumbing for a dishwasher. There is a built in electric oven and ceramic hob with extractor hood above plus a cupboard housing the combination gas fired central heating boiler. The floor is laid to tiles. A door from the kitchen opens to the side porch with utility area where there is space and plumbing for a washing machine. A further door opens to the rear garden. From the inner hall there is access to the cloakroom, two double bedrooms that overlook the front garden and one with a freestanding wardrobe. There is also

the linen cupboard and good sized storage cupboard as well as the shower room. This is fitted with a low level WC, vanity style wash hand basin and large shower cubicle with main shower. The floor is laid to tiles.

Outside

Driveway and Garage/Workshop
The property is approached from the cul de sac onto a long drive with plenty of space to park three to four cars comfortably and has been extended to the sides for ease of use. The garage has a remote controlled roll up door, fitted with light and power plus uPVC door that opens to the rear seating area. At the end of the garage there is a workshop, again with light and power, fitted with work surfaces and shelves plus window to the rear and door to the side.

Gardens

The front garden is laid to lawn with a shrub and flower bed by the pavement and a paved area in front of the bungalow. From the drive a timber gate opens to a path leading to the rear garden. This has been beautifully landscaped with a raised seating area laid to Indian Sandstone and taking in a view over the garden and adjoining countryside. The rest of the garden is laid to a shaped central lawn, edged by paving stone paths that are bordered by well stocked shrub and flower beds. At the bottom of the garden there is an area sectioned off for vegetable growing. There is a bicycle shed, garden shed and greenhouse. The rear garden

is about 80ft in length (24.4 m) - a haven for gardeners and those who enjoy watching the weather change over the vale and the livestock in the adjoining fields.

Useful Information

- Energy Efficiency Rating C
- Council Tax Band D
- uPVC Double Glazing
- Gas Fired Central Heating form a Combination Boiler
- Mains Drainage
- Freehold
- No Onward Chain
- Note - there is a covenant that states no motor homes or large vans

Directions

From Sturminster Newton
Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. Follow the road past the shops. At the Blackmore Vale public house turn left into Lovells Mead. The property will be found on the right hand side. Postcode DT10 1JL

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.