



Total area: approx. 102.9 sq. metres (1107.4 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
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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



Lovells Mead
Marnhull

Guide Price
£450,000

A generously sized and extremely well presented detached bungalow with three good sized bedrooms, sitting in a large plot with delightful, well planned gardens and magnificent far reaching views over the Blackmore Vale countryside. The bungalow is situated in a quiet cul-de-sac surrounded by similar properties and offers a peaceful and secure environment for you to enjoy. The village 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 - one with a post office and most of the amenities are within a short walk from the bungalow.

The property was built in the mid 1960s and over the last four years has benefitted from a refurbishment that has transformed the bungalow into a stylish and contemporary property that many people will be proud to call home. The internal doors have been replaced, all the flooring is new and there is a new combination heating boiler. New kitchen units have been fitted as well some built in appliances and a separate WC has been created adding functionality for today's needs. The shower room has been updated with modern suite, including a luxurious spa shower. The large sitting/dining room and garden room provide a seamless indoor-outdoor living experience, allowing you to soak in the beauty of the garden and countryside from the comfort of your home.

Outside there is plenty of parking and the landscaped garden offers a peaceful haven where you can unwind and enjoy the calmness of the surroundings. This property is perfect for those seeking comfort and style within a well served village. A viewing is imperative to really appreciate all that this home has to offer.



**The Property
Accommodation**

Inside

The entrance lies to the side of the bungalow where a contemporary composite door with porthole style inset and full height window to the side opens into a good sized welcoming entrance hall with wood effect laminate flooring. An oak veneer door leads to the inner hall and a part glazed door opens into the combined sitting and dining room. There is plenty of space for sofas and armchairs to be arranged to take advantage of the feature fireplace as well as accommodating a dining table and chairs and double bi-folding doors open to the garden room, which boasts a fabulous view over the rear garden to the beautiful Blackmore Vale countryside. The kitchen is fitted with a range of modern Shaker style soft closing units consisting of floor cupboards - some with drawers - separate drawer unit and eye level cupboards. There is a good amount of textured wood effect work surfaces with tiled splash back and sink and drainer with a swan neck mixer tap. The built in appliances include a fridge/freezer, dishwasher and induction hob with an extractor hood above plus an eye level electric oven with hide and slide door and microwave above. The combination gas fired central heating boiler is located in a cupboard.

The inner hall leads to the bedrooms, shower

room and cloakroom and has access to the insulated loft space and cupboard with space and plumbing for a washing machine. Bedroom three has an outlook over the side to the drive and has a fitted wardrobe with sliding doors. Bedrooms one and two enjoy an outlook over the front garden with shutters fitted to the windows. There is a useful cloakroom with a two in one WC and wash hand basin and the shower room is fitted with a contemporary suite including a spa shower.

Outside

Garage and Parking

The property is approached from the cul de sac onto a long drive that provides generous parking. There is a carport that can comfortably accommodate two cars and leads to the garage. The good sized single garage has an up and over door, light and power, window to the rear and door to the side. It measures approximately 5.28 m x 2.39 m/17'4" x 7'10".

Gardens

The front garden is laid to lawn and planted with a variety of flowers, grasses, shrubs and trees with gates to both sides of the bungalow that provide access to the rear garden. The large rear garden boasts a high degree of privacy and a westerly aspect with views over the adjoining fields and the Blackmore Vale countryside. Immediately to the back of the property is a raised paved terrace with steps leading down to a gravelled path along which

there is a summer house plus four other sheds. There are lawned areas and a wildlife pond, plus an area with plums, apples and pears. The garden is a delight and needs to be experienced first hand.

Useful Information

- Energy Efficiency Rating C
- Council Tax Band D
- uPVC Double Glazing
- Gas Fired Central Heating from a Combination Boiler
- Mains Drainage
- Freehold

Directions

From the Sturminster Newton Office
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

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