



68 Linnet Lane

, Melksham, SN12 7FU

Lock and Key independent estate agents are pleased to offer this attractive four bed detached property built by Persimmon Homes to their favoured Ogbourne design tucked away in a cul-de-sac on the eastern side of town. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, dining room, living room, a fitted kitchen and a utility. To the first floor are four bedrooms, an en-suite and a family bathroom. Externally there is an enclosed rear garden and a garage to the rear and parking. The property further benefits from gas heating and double glazing. Viewing is strongly recommended.

£365,000

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- Attractive Detached Home
- Living Room & Separate Dining Room
- Enclosed Rear Garden
- Viewing Recommended
- Persimmon Built To Their Favoured Ogbourne Design
- Fitted Kitchen & Utility, Cloakroom
- Garage & Parking
- Welcoming Entrance Hall, Four Bedrooms
- Family Bathroom & En-Suite
- Gas Heating & Double Glazed

Situation

Accommodation

Entrance Hall

Cloakroom

Dining Room

13'04" x 8'09" (4.06m x 2.67m)

Living Room

14'07" x 11'03" (4.45m x 3.43m)

Kitchen

11'10" x 10'07" (3.61m x 3.23m)

Utility

6'10" x 6'01" (2.08m x 1.85m)

First Floor Landing

Bedroom One

12'03" x 10'10" max (3.73m x 3.30m max)

En-Suite

Bedroom Two

13'09" x 8'10" (4.19m x 2.69m)

Bedroom Three

9'08" x 7'0" + door recess (2.95m x 2.13m + door recess)

Bedroom Four

11'02" x 8'07" (3.40m x 2.62m)

Family Bathroom

Externally

Rear Garden

Garage & Parking

Directions



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	