

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



132 Linnet Lane , Melksham, SN12 7FU

Lock and Key independent estate agents are delighted to offer this attractive, spacious and truly immaculate four detached family home built by Charles Church by the highly favoured Gannock design. This is a A tech lovers dream having upgraded the property for all aspects of modern living being situated going on on the eastern side the accommodation is arranged over two floors and comprises an entrance hall, cloakroom, spacious dual aspect living room, a stunning 26 ft ' kitchen/dining room and a utility on the ground floor. To the first floor are four bedrooms, an en-suite and a family bathroom. Externally there are enclosed front and rear gardens, double width driveway parking leading to a detached double garage. The property further benefits from gas heating and double glazing. The current owners have upgraded this delightful home including CAT6 cabling to all rooms, security system, sound system, solar panels (reading the weather) and two Tesla electric car charging points and car batteries which can offer free electricity/[power to their cars. To fully appreciate this lovely efficient family home a viewing is strongly recommended. EPC rating A.

£475,000

132 Linnet Lane

, Melksham, SN12 7FU



- Attractive, Detached Built By Charles Church Built To Their Gannock Design
- Stunning 26'ft Kitchen / Dining, Useful Utility
- Solar Panels & 2x Tesla Car Chargers & Batteries
- Typical 923 Mbps Download & 249 Mbps Upload Speeds
- Four Bedrooms, En-Suite
- Cloakroom, Family Bathroom
- Lovely Enclosed Rear Garden
- Spacious Hall, Dual Aspect Living Rom
- Double Garage & Double Width Driveway Parking & Fibre Optic
- Gas Heating & Double Glazed - EPC Rating A

Situation

Accommodation

Entrance Hallway

Cloakroom

Dual Aspect Living Room

21'5" x 11'3" (6.53m x 3.43m)

Kitchen / Dining Room

26'5" x 11'3" (8.05m x 3.43m)

Utility

7'7" x 4'11" (2.31m x 1.50m)

First Floor Landing

Bedroom One

13'9" x 11'0" (4.19m x 3.35m)

En-Suite

Bedroom Two

13'3" x 11'8" (4.04m x 3.56m)

Bedroom Three

12'6" x 9'6" (3.81m x 2.90m)

Bedroom Four

11'1" x 9'8" (3.38m x 2.95m)

Family Bathroom

Externally

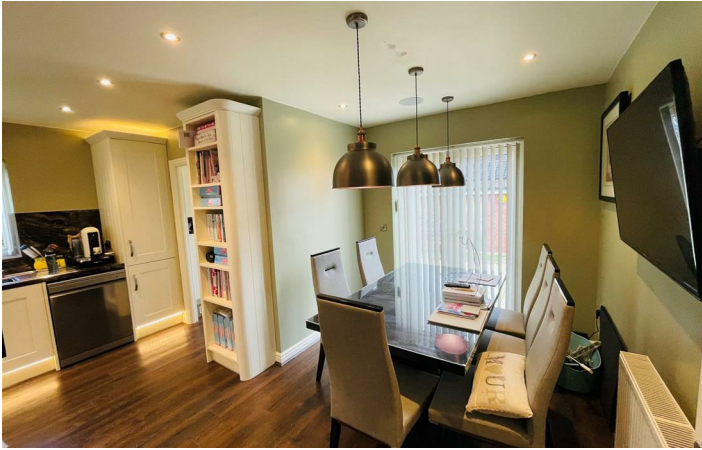
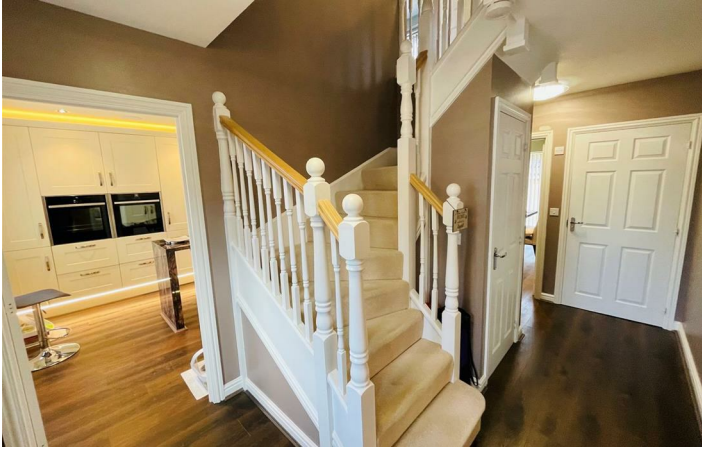
Double Garage & Paking

Rear Garden

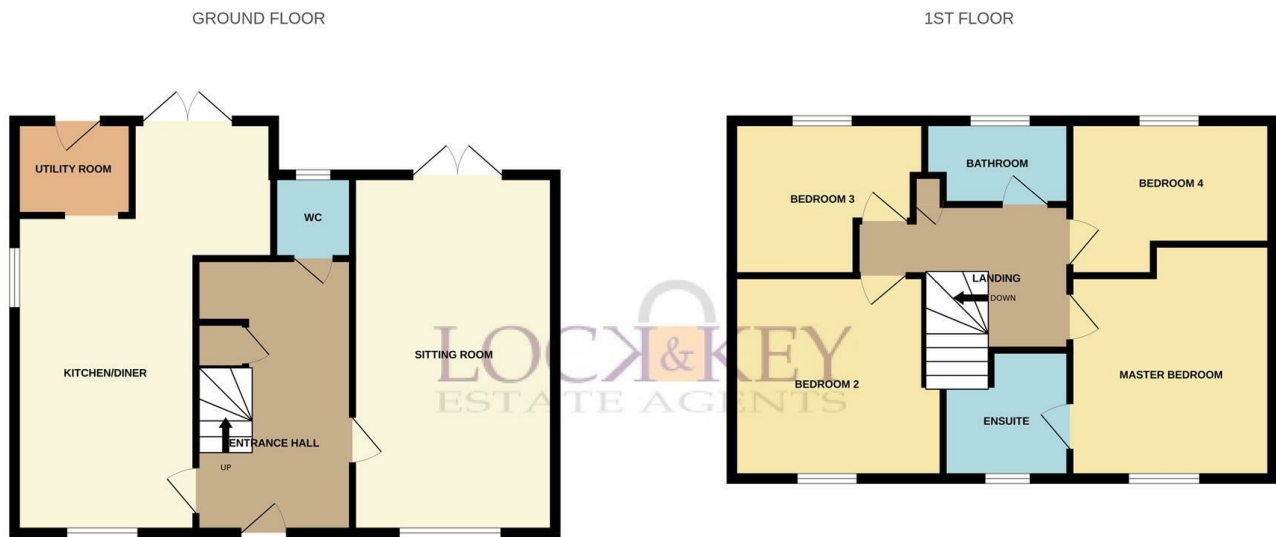
Directions



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.
 Made with Metropix ©2024

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	96	97
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	