



AUSTIN 
ESTATE AGENTS

Lynch Lane

Weymouth

Dorset

DT4 9DL

Offers in Excess of £430,000

SUMMARY

- Detached Family Home
- Three Double Bedrooms
- Main Bedroom Suite with Walk-in Wardrobe & En-Suite Shower Room
- Spacious Lounge
- Modern Kitchen / Diner
- Conservatory
- Family Bathroom & Ground Floor WC
- Double Glazing & Gas Central Heating
- Driveway & Double Garage
- Attractive, Easy to Maintain, Rear Garden





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge 9' 5" x 20' 10" plus bay (2.88m x 6.35m plus bay)

Kitchen / Diner 8' 8" max x 20' 5" (2.64m max x 6.22m)

Conservatory 10' 1" x 9' 5" (3.08m x 2.86m)

Ground Floor WC

FIRST FLOOR

First Floor Landing

Main Bedroom Suite

Bedroom One 17' 6" max x 16' 0" max (5.33m max x 4.88m max) L-shaped room

Walk-In Wardrobe 5' 6" x 6' 11" (1.67m x 2.10m)

Shower Room 6' 2" x 7' 5" (1.87m x 2.26m)

Bedroom Two 14' 1" x 9' 0" (4.28m x 2.75m)

Bedroom Three 9' 6" x 12' 8" (2.89m x 3.85m)

Bathroom 9' 5" x 7' 5" (2.88m x 2.26m)

OUTSIDE

Front Driveway

Garage 17' 11" x 16' 0" (5.46m x 4.88m)

Rear Garden

THE PROPERTY

Austin Estate Agents are pleased to offer for sale this detached family home boasting three doubles bedrooms (the main bedroom suite with walk in wardrobe and en-suite shower room), spacious lounge, conservatory, modern fitted kitchen / diner, ground floor cloakroom and family bathroom. To the front is a driveway suitable for multiple vehicles leading to a double garage. At the rear is a pleasant, fully enclosed, garden. Viewing of this property is recommended to appreciate its appeal.

An entrance door gives access to a welcoming reception hallway with a staircase ascending to the first floor and doors to the lounge, kitchen / diner and ground floor cloakroom with wall mounted basin and WC. The light and airy lounge runs the whole length of the property, enjoying an attractive double-glazed bay window to the front and double-glazed French doors to the rear, which overlook and lead to the conservatory. The kitchen / diner, is fitted with a modern range of matching eye level and base units with co-ordinated worktop surfaces and integral appliances including a four ring gas hob, electric eye level oven, stainless steel extractor canopy and dishwasher. The room is further enhanced with good natural light from a front aspect double glazed window and door to the rear, which overlooks and leads to the rear garden. Two further doors lead into the garage and a useful storage cupboard. Completing the accommodation on the ground floor is the conservatory, which offers versatile use boasting triple aspect views of the rear garden as well as access via French doors.

The first floor enjoys a spacious galleried landing with a double-glazed window to the rear and doors to the main bedroom suite, further two bedrooms and family bathroom. Bedroom one is a generous size with a double glazed window to the front and enjoys a walk in wardrobe and an en-suite shower room comprising low-level WC, wash hand basin and independent shower cubicle. Bedrooms two and three, situated to the front of the property, are both double rooms. The bathroom is a good size and features a pedestal wash hand basin, low-level WC, panelled bath and independent shower cubicle.





The Property Cont'd/ . . .

Externally, an independent driveway to the front provides off-road parking for multiple vehicles and leads into an integral double garage with two up and over doors. The fully enclosed rear garden is predominately laid to lawn with plants and shrubs to borders. A shingled area to the side provides a perfect spot for seating.

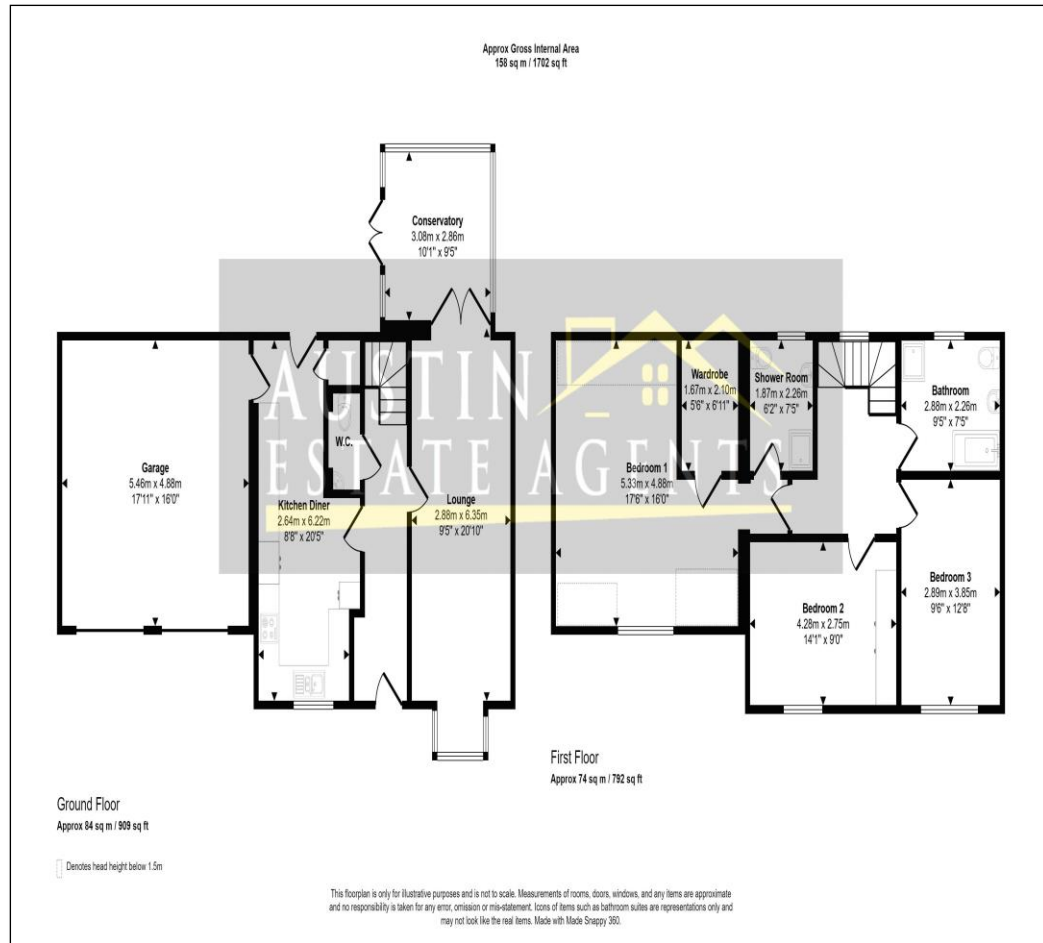
Located in Littlesea, the property is within close proximity to multiple shops, public houses and other amenities. Several schools, both primary and secondary, are a short distance away.

For more information, or to make an appointment to view this fabulous family home, please contact Austin Estate Agents.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: E TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.