



**Low Lane, Calne**  
**Asking Price £259,950**



**NO CHAIN!** A three bedroom semi-detached home with parking, garage, and a fantastic large rear garden! Located on Low Lane, to the south of Calne this property is located on the doorstep of beautiful countryside walks. The property has the potential to be improved and consists of an entrance hall, a large living room, a dining room, and a kitchen with a larder cupboard under the stairs. The first floor has two double bedrooms, a generous single, and a shower room. Outside, you'll find a large garden, a detached garage, and driveway parking for multiple vehicles. Gas central heating and double glazing.



## ACCESS & AREAS CLOSE BY

Calne is a market town steeped in history, with a rich heritage of traditional industries such as milling, cloth making and Wiltshire ham. Calne is the birthplace of Joseph Priestley, the discoverer of oxygen, who conducted his experiments at nearby Bowood House.

Idyllic countryside surrounds the town with brilliant walking routes and nearby villages with abundant traditional country pubs. While in the town, you'll find cafes, a microbrewery, and a variety of shops, supermarkets, and eateries. There is a good selection of primary schools and a secondary school, Kingsbury Green Academy. There are GP and Dental surgeries with three leisure centers with swimming pools, fitness suites, and health classes. There is also the ever-popular Calne Football, Rugby, Cricket and Tennis Clubs. As well as a great cycling and running community to name a few.

## LOCATION

The home is placed to the south of Calne centre. Close by are country walks and it is a gentle stroll to the multiple facilities of the town. To the east, down the A4, you will pass Cherhill White Horse, Historic Avebury, and then onto Marlborough. To the west is Chippenham, Bath, and the M4 westbound. To the north is Royal Wootton Bassett and the M4 eastbound.

## THE HOME

Outlined in further detail as follows:

### ENTRANCE PORCH

Before entering the home there is a porch for storage.

### ENTRANCE HALL

Upon entering the home the hallway leads to the living room, dining room, and kitchen. There is a larder cupboard under the stairs.

## KITCHEN

**12'03 x 6'11 (3.73m x 2.11m)**

Under a window looking over the rear garden is a fitted sink with a draining board, there are a number of floor cabinets and suspended worktops. There is a wall-mounted boiler located here. There is a uPVC door and further window opening to the side driveway.

## LIVING ROOM

**12'01 x 11'11 (3.68m x 3.63m)**

With a large window to the front of the home there is space for multiple sofas and further furniture. Gas fire.

## DINING ROOM

**10'10 x 11'11 (3.30m x 3.63m)**

Space allows for a dining table and chairs along with further furniture. There is a chimney with a brick fireplace and a gas fire. A window overlooks the rear garden.

## FIRST FLOOR LANDING

Doors open to all three bedrooms and the shower room. There is a window at the top of the stairs opening to the side of the home.

## BEDROOM THREE

**7'07 x 6'08 (2.31m x 2.03m)**

A single bedroom that would make an ideal office.

## BEDROOM TWO

**11'11 x 10'10 (3.63m x 3.30m)**

Space allows for a double bed and further furniture, a window gives views over the rear garden.

## BEDROOM ONE

**12'07 x 11'02 (3.84m x 3.40m)**

Placed at the front of the home this generous bedroom can accommodate a double bed and further storage furniture. There is a window to the front overlooking the lane.

## BATHROOM

**5'10 x 5 (1.78m x 1.52m)**

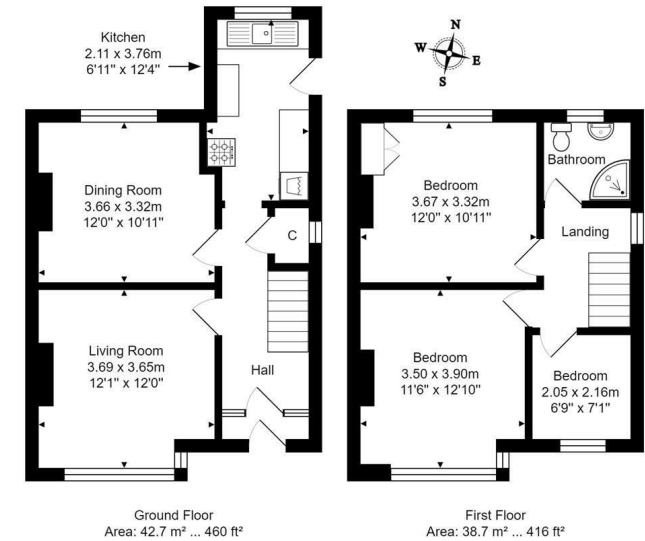
Partially tiled with a corner shower cubicle, white pedestal wash basin, and water closet. Privacy glazed window to the rear.

## EXTERNALLY

The home features a fantastic large rear garden with cultivation opportunities, multiple fruit trees and mostly laid to lawn. There is a large side driveway leading to the detached garage.

There is a front garden and driveway. There is further parking potential across the access from the home.





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 purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
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