



**Lewton Lane,  
Bristol, BS36 1NL**

**PRICE: Offers In  
Excess Of £350,000**



## Property Features

- Semi Detached Home
- 3 Bedrooms
- Open Plan Living Area
- Good Sized Rear Garden
- Shower Room
- Popular Location
- Off Street Parking
- **MUST BE VIEWED**

## Full Description

Welcome to this charming semi-detached house located on the picturesque Lewton Lane in Winterbourne. This delightful property boasts a cosy reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or visiting guests.

The property features a well-maintained bathroom, ideal for unwinding after a long day.

Situated in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of city life. The surrounding area is perfect for leisurely strolls and enjoying the beauty of nature.

Don't miss the opportunity to make this house your home. Whether you're looking to settle down or seeking a weekend getaway, this property has the potential to fulfill your dreams. Contact us today to arrange a viewing and take the first step towards owning a property in Winterbourne.

### Entrance Hall

Stairs to first floor. Under stairs cupboard. Further storage cupboard. Radiator. Double glazed windows. Door to kitchen. Door to

### Open Plan Living Area

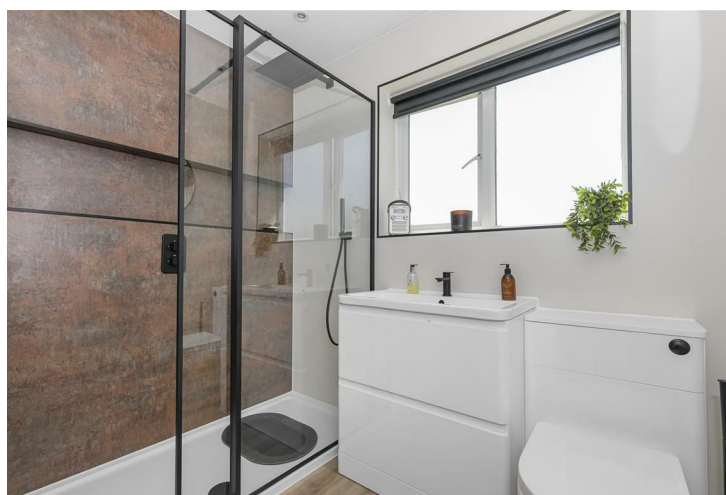
**25'4" x 11'11" (7.72m x 3.63m)**

Dual aspect. Feature fire surrounds. Double glazed sliding double doors to rear garden. Radiator.

### Kitchen

**9'8" x 9'8" (2.96m x 2.95m)**

Range of work top surfaces with inset one and half bowl single drainer with mixer tap. Inset electric hob with oven under and extractor over. Range of base level cupboards and drawers. Matching wall mounted cupboards. Breakfast bar with wall mounted cupboards over. Double glazed window. Double glazed door to rear garden. Tiled walls. Tiled floor.





## Landing

Doors to:

## Bedroom 1

14'8" x 10'6" (4.48m x 3.21m)

Front aspect double glazed window. Range of wardrobe cupboards with hanging space and shelving. Radiator.

## Bedroom 2

10'7" x 10'6" (3.24m x 3.21m)

Garden aspect double glazed window. Range of wardrobe cupboards with hanging space and shelving. Radiator.

## Bedroom 3

9'7" x 7'10" (2.93m x 2.39m)

Front aspect double glazed window. Radiator.

## Shower Room

Suite comprising: Double tiled shower cubicle with glass screen and wall mounted shower. Vanity unit with concealed flush W.C. Adjoining vanity unit with inset wash hand basin. Double glazed window.

## Outside Front

Driveway affording parking for numerous vehicles. lawn area with graveled borders. Double opening gates to:

## Outside Rear Garden

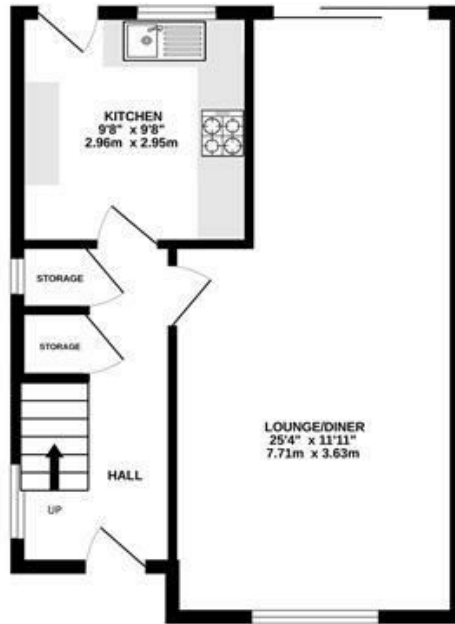
Graveled area leading to tiered patio. Lawn with flower and shrub borders. enclosed by fencing.



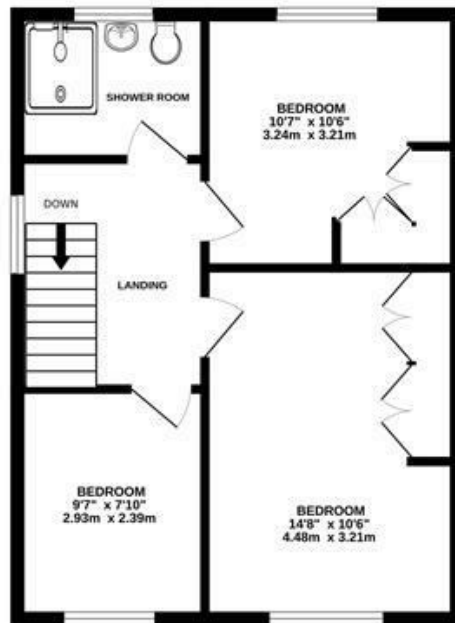
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements