



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

**PRICE: Offers In
Excess Of £300,000**

Property Features

- Three Bedroom Home
- Entrance Hall
- Lounge/Dining Room
- Gas Central Heating
- Double Glazing
- Front and Rear Garden
- Single Garage and Driveway
- No Onward Chain

Full Description

Situated in Lewton Lane, Winterbourne, this three bedroom property is ideal for anyone seeking a comfortable home, the inviting open plan reception room provides a warm and welcoming place to unwind.

One of the features of this home is the bright and sunny rear garden, which offers a lovely outdoor space for gardening, play, or simply enjoying the sunshine. To the rear of the garden there is an outhouse providing storage, single garage with electric roller door and private driveway with space to bring 2/3 cars in off the road.

Situated close to local shops, residents will find all essential amenities within easy reach, making everyday errands a breeze. The property is presented in a nicely maintained condition, allowing for a smooth transition for new owners. Additionally, the absence of an onward chain simplifies the buying process, making this home an attractive option for those looking to move quickly. Do not miss the opportunity to make this lovely house your new home.

Entrance Porch

Entrance Via obscure UPVC double glazed sliding door to porch, obscure UPVC double glazed door with glazed side panel to -

Entrance Hall

11'1" x 6'4" (3.39 x 1.94)

Lounge/Dining Room

23'7" x 11'10" (7.19 x 3.61)

UPVC double glazed window to front aspect, UPVC double glazed door to rear garden, two double radiators, feature fire place with inset electric fire.



Kitchen
9'6" x 9'4" (2.92 x 2.87)
UPVC double glazed window and door to rear garden and aspect, fitted wall and base units with laminate roll edge work surfaces over, tiled splash backs, tiled floor, storage cupboard, space for cooker, plumbing for washing machine, wall heater.

Landing
10'6" x 7'7" (3.22 x 2.33)
Access to loft space, doors to all first floor accommodation.

Bedroom 1
13'0" x 10'6" (3.98 x 3.22)
UPVC double glazed window to front aspect, double radiator, built in wardrobes providing shelving and hanging, wardrobe with slatted shelving and Valliant central heating boiler.

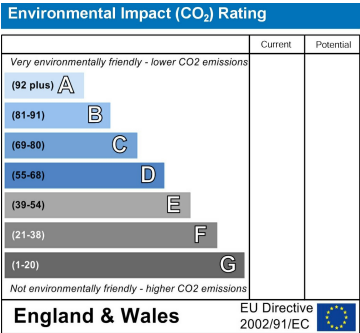
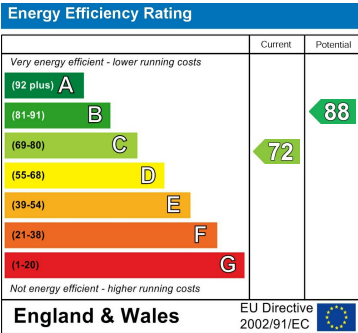
Bedroom 2
10'6" x 10'6" (3.22 x 3.21)
UPVC double glazed window to rear aspect, double radiator.

Bedroom 3
7'7" x 7'4" (2.33 x 2.24)
UPVC double glazed window to front aspect, double radiator, wall mounted heater.

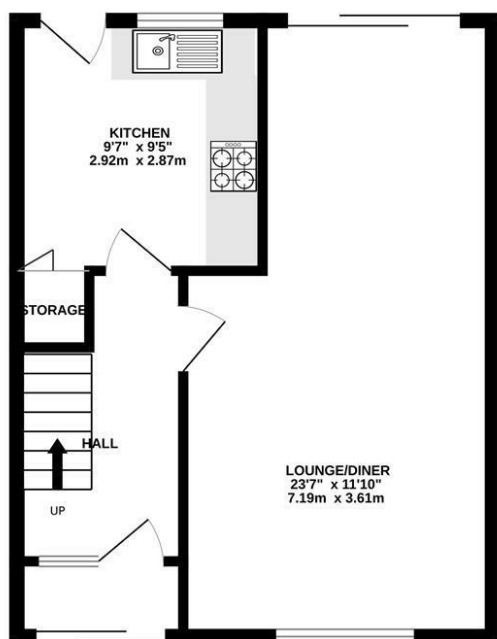
Bathroom
7'7" x 5'7" (2.33 x 1.72)
Obscure UPVC double glazed window to rear aspect, suite comprising WC, wash hand basin with vanity unit under, tiled splash backs, double radiator, bath with Triton shower over, wall mounted heater.

Rear Garden
Patio area, outside tap and light, enclosed by wall and fence, steps to raised lawn area, well stocked shrub borders, hard standing with green house, gate providing access to driveway. Outhouse.

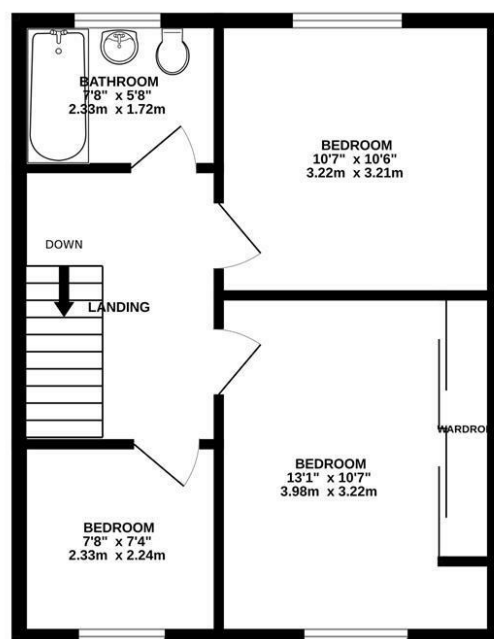
Single Garage
Electric roller door, personnel door to garden, power and light.



GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

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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