



26 Lockeridge Close, Blandford Forum, Dorset, DT11 7TT





A superbly presented three bedroom house with a substantial extension to the ground floor and a GARAGE. Situated in this sought after Cul-De-Sac offering direct access onto the Dorset Trailway, which in turn leads to the Milldown Nature Reserve.

26 Lockeridge Close forms part of this sought after Cul-De-Sac superbly located on the very edge of the Damory Down, adjacent to the Dorset Trailway, which also gives access to the Recreational Ground where Cricket & Football are played as well as extending to the Nature Reserve and beyond to the fellow Market Town of Sturminster Newton, some 10 miles distant.

A UPVC double glazed door provides access into the entrance hall, with stairs to first floor and a convenient downstairs WC.

Single door leads into the spacious living room, with window over looking the front aspect of the property and providing natural light. There is a useful storage cupboard under the stairs.

The absolute stand out room of this property is the kitchen/dining/snug room to the rear which is a perfect space for entertaining and socialising. The kitchen comprises a range of base and wall units providing cupboard and drawer storage. Window overlooking the rear garden with patio doors to same.

To the first floor are three good sized bedrooms, with bedrooms one and three overlooking the rear, and bedroom two looking out towards the trailway. The family bathroom has a 'P' shaped bath with shower attachment above, wash hand basin and low level WC.

The superbly constructed yet low maintenance rear garden has been recently finished by the current owners, with a patio area adjacent to the property stepping into a artificially laid grassed area, A summer house with power is situated to the rear of the property.

The property also has a single garage in a nearby block with parking to the front, and a pathway provides rear access via a wooden gate.



Entrance Hall

Cloakroom

Living Room 20'7" (6.27m) x 11'8" (3.56m)

Kitchen/Breakfast/Snug 15'10" (4.83m) x 12'11" (3.94m)

First Floor Landing

Bedroom 1 11'2" (3.4m) x 9'1" (2.77m)

Bedroom 2 9'8" (2.95m) x 9'2" (2.79m)

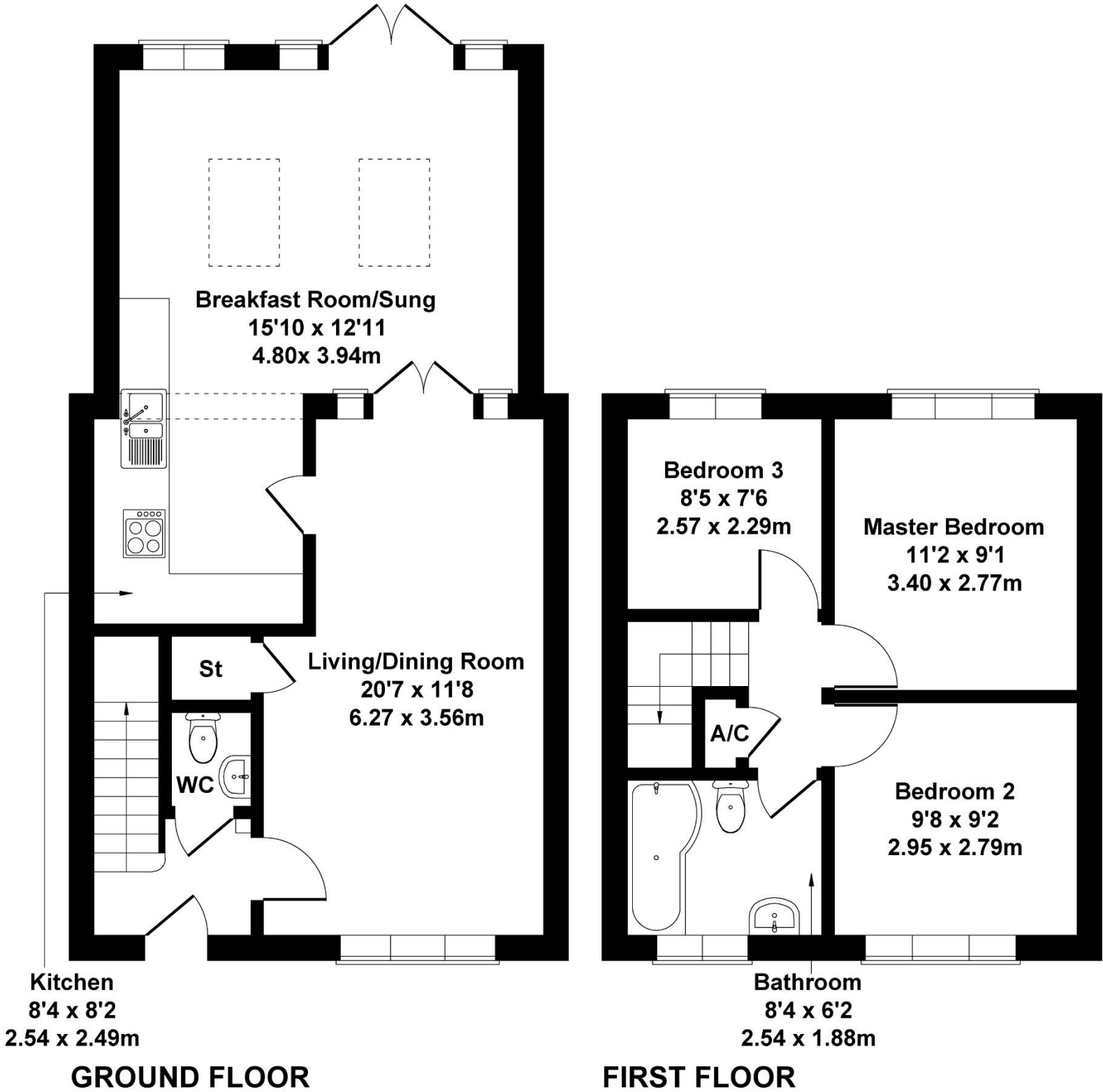
Bedroom 3 8'5" (2.57m) x 7'6" (2.29m)

Bathroom

£350,000 Freehold

26 Lockeridge Close

Approximate Gross Internal Area
959 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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