



LILLIPUT
BH14 8LD

A 3 Bedroom Detached Bungalow in a pretty garden plot, spacious driveway plus detached Garage – quiet cul de sac prime Lilliput location, close to popular schools, local shops, amenities and beaches. Benefits approved Planning Applications to extend or build a pair of new semi-detached homes. Guide Price £950,000



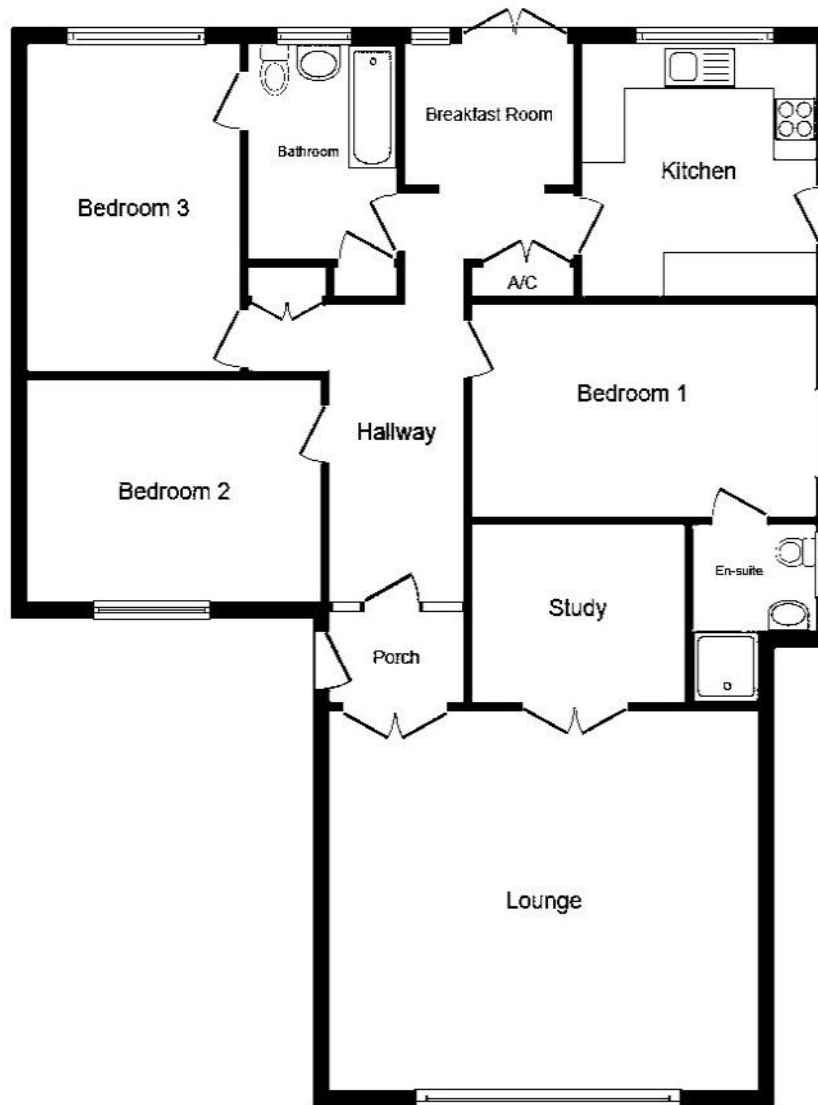
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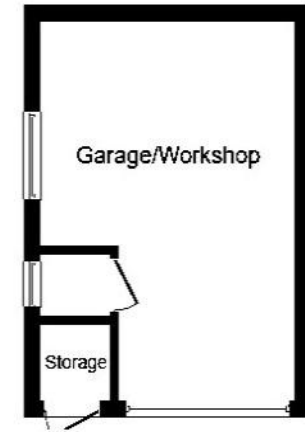
**A DETACHED 3 BED
BUNGALOW IN
SOUGHT AFTER
LOCATION**

**PLANNING APPROVED
TO REMODEL AND
EXTEND (REF:
APP/22/01172/F) TO
RAISE RIDGE HEIGHT
TO ADD 2 BEDROOMS
AT FIRST FLOOR
LEVEL , DEMOLISH
GARAGE TO ALLOW A
REAR AND SIDE
EXTENSION**

**SOLD WITH NO
ONWARD CHAIN**



Floor area 123.1 sq.m. (1,325 sq.ft.) approx



Floor area 18.4 sq.m (198 sq.ft.) approx

Total Floor Area: 1,523 sq.ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

This floor plan is for illustration purposes only. The position and size of doors, windows and other features are approximate.

2 LAGADO CLOSE is located in a sought after, quiet cul-de-sac in Lilliput—close to the amenities of Mark Bennetts Bakery and coffee shops, the highly regarded Lilliput school, Salterns Marina and going out to Poole Harbour and with the golden sandy beaches of Sandbanks only a short 15min walk away.

This detached bungalow sits in a sunny, South Westerly garden plot, has no forward chain and is ready for the next buyer to enjoy 'as is' or equally to extend and remodel with approved planning consent to do so.

Built circa 1972 and extended in 2006, this bungalow is mainly rendered and of part Purbeck stone construction.



SITTING ROOM—to the front of the property is a spacious Sitting room with bright South Westerly frontage over the front garden. The elegant, traditional features include the wooden floor in a parquet style, open fireplace with gas inset and part vaulted ceiling with sky light within the gable creating a natural light feature.

STUDY—accessed from the sitting room is a Study with double doors to the garden plus access to the middle bedroom with Jack and Jill ensuite bathroom.

KITCHEN—The Kitchen is spacious and bright with traditional fitted units with a back door offering side access to the driveway for easy access for the car. The Kitchen is presented in neat and clean order.

BREAKFAST ROOM— From the Kitchen is a breakfast room with double doors to the garden creating a warm summer / study room space.



BED 1—To the rear of the property and is a good sized double room with an ensuite Bathroom in a Jack and Jill style

BED 2—a good size double room within the middle of the property with a private ensuite shower room.

BED 3—a good size double room to the front of the property





The property offers a generous South-Westerly facing plot with spacious and well maintained front and rear gardens with Patio seating area

Spacious 27m long Driveway offering parking for 4-5 vehicles / boat parking

Detached Garage with pitched roof, electric up and over doors plus a side door and window with double glazing.

The property runs off Gas central heating—boiler approx. 9 years old.



TWO PLANNING CONSENTS APPROVED

Application No: APP/22/01172/F:

1. Raise ridge height to add 2 bedrooms in roof; demolish existing garage to allow for rear and side extension.
2. Two new Semi-Detached Homes





Viewing by appointment through sole agents:

Purely Living (Purely New Homes Ltd)

01929 66 00 00 hello@purely-living.com www.purely-living.com

Office 24, Briggs House, 26 Commercial Road, Poole BH14 0JR. Registered in England & Wales Company No. 15169969 . PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings , services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.



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