





# **Lucetta Lane**

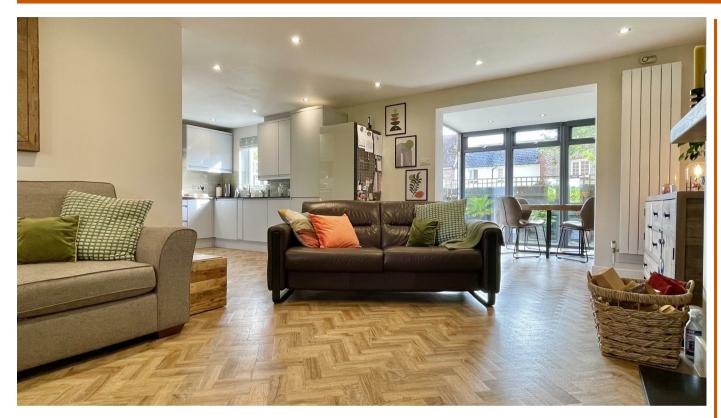
, Dorchester DT1 2ST

- Three bedroom contemporary family home
  - Modern open plan living
  - Parking AND Garage
- Excellently maintained rear garden with side access

- Stylish features throughout
- Sleek, recently refurbished family bathroom
  - Open plan living room with log burner
    - Downstairs W/C



£450,000







#### **Front Garden**

A charming and generously proportioned front garden, primarily laid to lawn, with a concrete pathway leading to a patio area and a step up to the front entrance door. A wood-built bin store sits neatly to the side. The garden is beautifully adorned with a variety of mature shrubs and plants, with trees and hedgerows providing both privacy and character.

### **Entrance Hall**

Accessed via a double-glazed, obscured UPVC door, the entrance hallway features stylish herringbone flooring, ceiling spotlights, a vertical radiator, and a wall-mounted thermostat. Stairs rise to the first floor, with a glass-panel door leading through to the main living areas.

# **Downstairs WC / Utility**

5'5" x 5'1"

A practical and versatile front-aspect room with a double-glazed window. Features include a heated towel rail, under-stair storage, a low-level WC with hand wash basin and mixer tap, and space for white goods/utility appliances.

## **Open Plan Living**

This modern, beautifully finished multi-aspect space is the heart of the home.

- Kitchen Area (2.76x3.6) Stylishly appointed with a range of eye and base level units, integrated dishwasher, fan oven, microwave, and a five-ring gas hob with extractor. Additional features include tiled splashbacks, ceiling spotlights, and a rearaspect double-glazed window.
- Living Area (5.55x3.76)— A generous front-aspect space with double-glazed windows, complemented by a floor-to-ceiling window in the adjoining sun room, ensuring abundant natural light. A charming log burner set into the chimney breast creates a cosy focal point, alongside vertical radiators and ceiling spotlights.

#### **Sun Room**

10'5" x 8'6"

A bright and versatile dual-aspect room with floorto-ceiling windows and side-aspect bi-fold doors opening onto the rear garden. Finished with a vertical radiator and ceiling spotlights, this space is ideal for dining or relaxation.

## **First Floor Landing**

A light and airy landing with a front-aspect doubleglazed window overlooking the garden. Benefits include loft access, a large airing cupboard with shelving, a wall-mounted radiator, and doors leading to all bedrooms and the family bathroom.

## **Bedroom One**

13'1" x 8'10"

Spacious front-aspect double bedroom with views over the charming garden. Features include ceiling

lighting, vertical radiator, power points with USB connectivity, and TV points.

#### **Bedroom Two**

9'6" x 9'2"

Rear-aspect double bedroom with garden views, ceiling spotlights, power points, and a stylish vertical radiator.

## **Bedroom Three**

9'10" x 6'6"

Currently used as a walk-in wardrobe, this rearaspect bedroom offers flexibility with ceiling lighting, power points, and a wall-mounted radiator.

#### **Family Bathroom**

6'6" x 5'10"

Immaculately presented, the bathroom includes an obscured rear-aspect window, herringbone-style flooring, low-level WC with incorporated storage, hand wash basin with stainless mixer tap, ceiling spotlights, heated towel rail, and a full-length bathtub with stainless handheld shower attachment. The bath area is finished with ceilingheight tiling.

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Local Authority
Council Tax Band C
EPC Rating C

GROUND FLOOR













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# **Direct Moves Estate Agents Office**

9 Westham Road Dorset Weymouth DT4 8NP

### **Contact**

01305 778500 sales@directmoves.com https://directmoves.com/ Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.