



  
**KINGSTONS**

## **Linnet Lane** Melksham SN12 7FU

- Semi-detached
- En-suite bathroom
- Close to local shops and pub
- Ideal family home
- Garage and driveway parking
- Near Outstanding primary school
- Parks and green space nearby
- Viewing recommended

**Asking Price £290,000 Freehold**





### **Hall**

Radiator, stairs to first floor, doors to WC and living room.

### **Living Room**

16'2" x 12'4"

Window to front elevation, radiator, door to kitchen/diner.

### **Kitchen/Dining Room**

10'7" x 16'2"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher and washing machine, window to rear elevation, radiator, double door to enclosed rear garden and door to under stairs storage cupboard.



### **WC**

Fitted with two piece suite comprising w/c and wash hand basin. Window to front elevation.



### **Bedroom One**

13'8" x 10'7"

Window to front elevation, storage cupboard, radiator.

### **En-suite**

Fitted with three piece suite comprising with shower enclosure, wash hand basin and WC, window to front elevation, radiator.

### **Bedroom Two**

9'3" x 9'2"

Window to rear elevation, radiator.

### **Bedroom Three**

8'9" x 6'10"

Window to rear elevation, radiator.

### **Bathroom**

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, window to side elevation, radiator.

### **Landing**

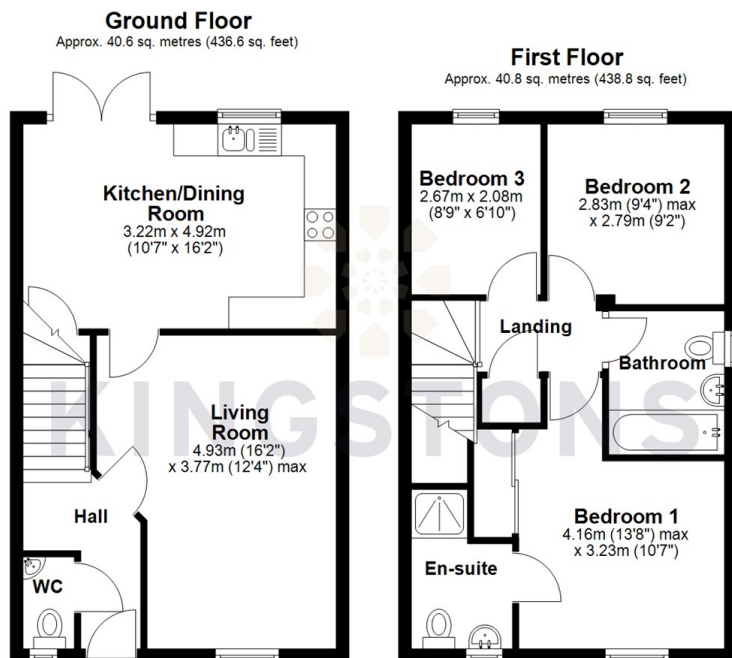
Storage cupboard and doors to bedrooms and bathroom.

### **Outside**

Enclosed rear garden, single garage and driveway parking.



Local Authority **Wiltshire**  
Council Tax Band **C**  
EPC Rating **C**



  
**KINGSTONS**  
Melksham Office

11 High Street, Melksham,  
Wiltshire, SN12 6JR

**Contact**

01225709115  
sales@kingstons.biz  
www.kingstons.biz

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.