



The
LEE, SHAW
Partnership

27 Hinksford Lane
Swindon DY3 4NU

Surprisingly spacious village home

FANTASTIC OPPORTUNITY FOR VILLAGE LIVING – Surprisingly spacious, traditional style 3 Double Bedroom Terraced Home, where internal inspection is essential.

Improved and well presented throughout, the property further benefits from a Rear Conservatory, generous size mature south west Rear Garden with backdrop to allotments and excellent off road Driveway parking to the front.

With gas central heating, UPVC double glazing and comprising: Hall, Lounge, Dining/Kitchen, Conservatory, Toilet & Store, Landing, 3 Double Bedrooms (2 with sliding door wardrobes) and refitted Shower Room.

OVERALL, MUCH LARGER THAN FIRST IMPRESSIONS AND A DEFINITE MUST SEE TO FULLY APPRECIATE, SIZE LAYOUT AND VILLAGE LOCATION.

On the Ground Floor, there is a Canopy Entrance with composite double glazed front door, obscure UPVC double glazed front window, Karndean floor, radiator, stairs to 1st Floor with spindle balustrade and Store (below) and doors to:

Lounge having Karndean floor, fireplace with log burner, slate hearth and beam mantel, UPVC double glazed window and radiator.

Dining Kitchen having a range of white gloss wall and base cupboards, worktops, tiled splash backs, Bosch built-in double oven, Siemens gas hob with Siemens cooker hood over, 2 appliance spaces, Karndean floor recessed ceiling lights, table space, radiator, UPVC double glazed window and UPVC double glazed doors to:





Viewing is essential to fully appreciate

Rear Conservatory having UPVC double glazed rear bi-fold doors, Karndean floor, radiator and doors to: Walk-in Store with Karndean floor and recessed ceiling light. Toilet with WC, recessed ceiling light, obscure UPVC double glazed fixed window and Karndean floor.

On the 1st Floor, there is a Landing having spindle balustrade, loft access (with ladder), Cupboard (with Worcester gas central heating boiler) and doors to:

Bedroom 1 with UPVC double glazed window, radiator and built-in wardrobe with 3 sliding doors.

Bedroom 2 with UPVC double glazed window, radiator and built-in wardrobes with 3 sliding doors.

Bedroom 3 with UPVC double glazed window, radiator and stair head cupboard.

Refitted Shower Room having a white suite with shower cubicle having curved screen and sliding door, WC with concealed cistern, semi-recessed basin with vanity cupboards below, tiled walls, obscure UPVC double glazed window, recessed ceiling lights, small chrome ladder radiator and extractor fan.





South west facing rear garden

The Rear Garden is south west facing and has a paved patio with path and gate to shared entry, steps to a further paved patio, paved pathway dividing lawn with borders, pond and rear area with shed, log stores and greenhouse. There is an external Store with UPVC door, UPVC double glazed window, light and power point.

At the front, there is a sloping tarmac Driveway Providing off-road parking.

Tenure: Freehold.

Construction: brick with a pitched tiled roof.
Services: mains water, electricity, drainage and gas are connected to the property.

Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage.

Council Tax Band B.



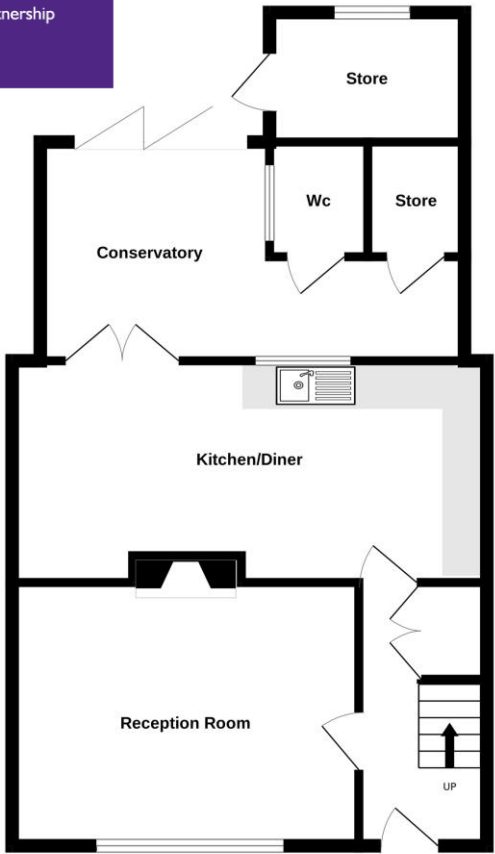


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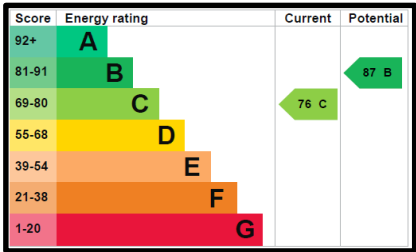
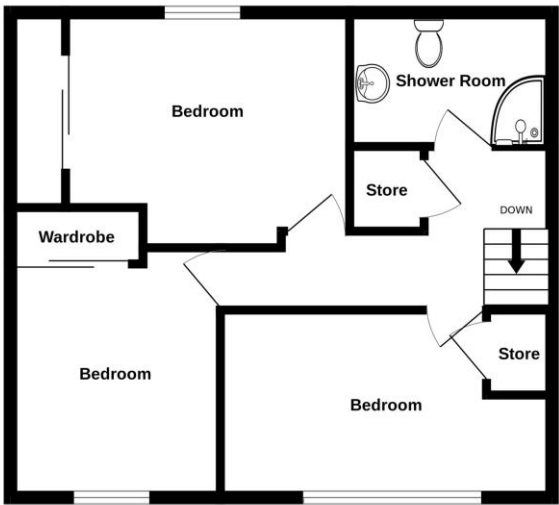
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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- Hall
- Lounge: 15' x 11'5" (4.57m x 3.48m)
- Dining/Kitchen: 21'7" x 9'7" (6.57m x 2.93m)
- Conservatory: 19'11" x 9'7" (6.09m x 2.93m)
- Toilet & Store
- Landing
- Bedroom 1: 14'9" incl w x 8'7" (4.51m x 2.62m)
- Bedroom 2: 12'9" incl. w x 9'2" (3.90m x 2.80m)
- Bedroom 3: 13'11" x 8' (4.24m x 2.44m)
- Shower Room: 7'10" x 5'6" (2.40m x 1.68m)
- External Store: 7'11" x 6'1" (2.43m x 1.86m)

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

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