

5 Church Street, Melksham, Wiltshire, SN12 6LS

Tel: 01225 707342

Email: info@homesinmelksham.co.uk

www.homesinmelksham.co.uk

LOCK & KEY
Estate Agents



15 Lapwing Road , Melksham, SN12 7FJ

Lock and Key independent estate agents are pleased to offer this attractive and spacious three bedroom town house built by Persimmon Homes in 2013 with pleasing stone elevations beneath a tiled roof and offering spacious and flexible living space, perfect for a family looking to settle down in a decent development. The flexible living space allows you to customise the layout to suit your needs, whether it be a downstairs working space, separate floor for guests or family or a vibrant play area for children, while still offering everyday comforts with the main living space.

Based over three floors the accommodation comprises, an entrance hall, shower room, utility room and bedroom on the ground floor. On the first floor there is an L shaped living room and an L shaped kitchen / dining room. On the second floor there are two further double bedrooms, an en-suite and bathroom. Additional features include double glazing and gas heating. Externally there is drive parking, an integral garage and enclosed rear garden.

Additionally, being close to the highly thought of Forest and Sandridge School, you'll have easy access to nature and quality education for your family. Don't miss out on the opportunity to own this wonderful property with great potential. Book a viewing today and envision the life you could create in this lovely home. No Chain.

£300,000

15 Lapwing Road

, Melksham, SN12 7FJ



- No Chain
- Ent Hallway, Downstairs Shower Room
- Two Further Bedrooms, En-Suite & Bathroom
- Convenient To Highly Regarded Forest & Sandridge School
- Spacious & Flexible Three Bed Town House
- Downstairs Bedroom & Useful Utility
- Integral Garage & Parking
- Built By Persimmon Homes In 2013
- L Shaped Living Room & L Shaped Kitchen / Dining Room
- Enclosed Rear Garden

Situation



Directions



Floor Plan

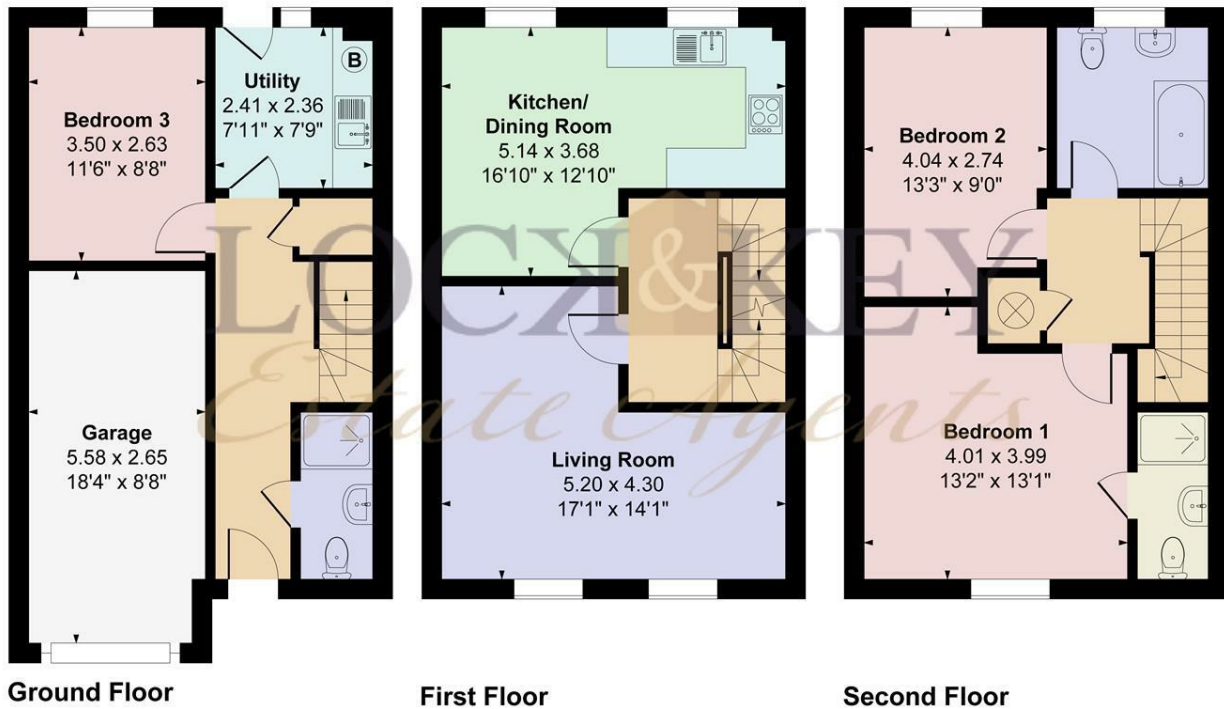
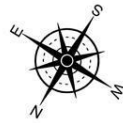
Lapwing Road Melksham SN12 7FJ

Approximate Gross Internal Area

Total = 130 sq m (1391 sq ft)

Main House = 115 sq m (1234 sq ft)

Garage = 15 sq m (157 sq ft)



© Meyer Energy 2026. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	