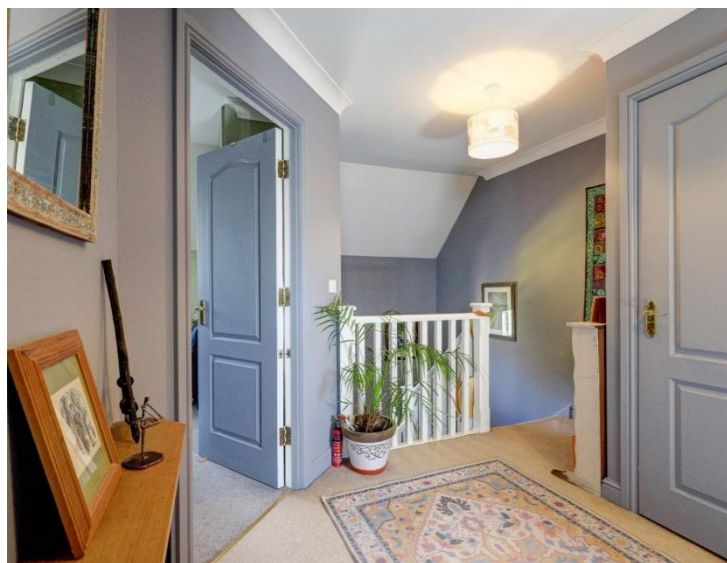




15 Lower School Lane, Blandford St Mary, Dorset, DT11 9QH





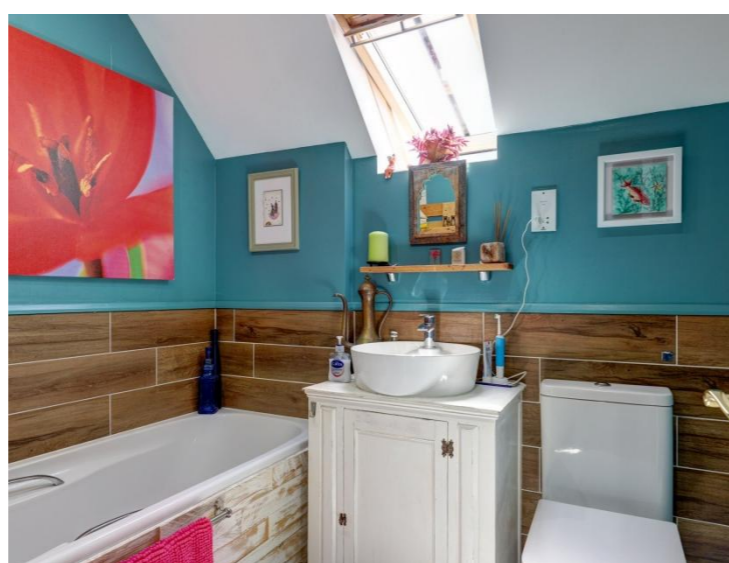
**A stylish 3 bedroom three-storey modern town house with generous living space, colourful interiors, balcony and private rear garden, set in a sought-after development within Blandford St Mary .**

**Hallways and Landings** - Inviting hall and stairwells across all floors, with painted panelling, storage cupboards and space for furniture and artwork.

**Bedroom 3 / Reception Room 10'5" (3.17m) x 9'1" (2.78m)** - Ground-floor double room with large window to the garden, ideal as guest bedroom, home office or snug, finished with contemporary flooring and neutral decor.

**Shower Room** - Modern ground-floor shower room with tiled walls, walk-in shower enclosure, vanity basin and WC, convenient for guests or multi-generational living.

**Garage** - Integral garage with up-and-over door and direct access to the hallway, providing useful storage for cycles and outdoor equipment.



**Kitchen 6'4" (1.93m) x 12'8" (3.86m)** - Well-appointed first-floor kitchen with fitted units, ample worktop space, integrated oven and hob, and space for appliances, enjoying good natural light.

**Sitting/Dining Room 13'0" (3.97m) x 22'11" (6.98m)** - Generous dual-aspect sitting and dining space spanning the depth of the house, with feature decor, room for large dining table and sofas, and doors opening to the balcony.

**Balcony** - Decked first-floor balcony with glazed balustrade, providing an attractive outdoor seating area overlooking the street.

**Bedroom 1 11'5" (3.49m) x 9'10" (2.99m)** - Principal double bedroom with fitted storage and window to the front, finished in warm tones and offering comfortable proportions.

**En Suite 9'0" (2.74m) x 3'8" (1.11m)** - Contemporary en suite shower room to the main bedroom, with corner shower, vanity basin and WC, featuring modern tiling.



**Bedroom 2 10'10" (3.29m) x 8'6" (2.6m)** - Second double bedroom with dormer-style window and pleasant outlook, ideal as guest room or children's bedroom.

**Bathroom 6'9" (2.05m) x 5'9" (1.74m)** - Stylish family bathroom with panelled bath, vanity unit, WC and attractive mix of teal and wood-effect tiling, served by a roof window.

**Rear Garden** - Pretty enclosed rear garden with lawn, brick-paved terrace, mature planting, raised beds and timber shed, forming a colourful outdoor retreat.

Please note Forum Sales & Lettings and their client give notice that:

1. They have no authority to make or give any representation or warranties in relations to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, common measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulations or other consents and Forum Sales and Lettings have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

15 Salisbury Street, Blandford Forum, Dorset, DT11 7AU

Tel: 01258 459600

