



TO LET

23 Linnet Lane, Melksham, SN12 7FA

£343,000



- Four Bedroom Semi-Detached Home
- Rear Garden

- Garage & Parking

- Council Tax Band D

- EPC C (78)

- Close to outstanding primary school

The property is situated within a 15 minute walk of Forest and Sandridge primary school (Rated outstanding by OFSTED) and there are two play parks close to the house as well as farm fields on the opposite side of Eastern Way which is a wonderful area to walk, especially if you have furry friends. Just under a mile from the house is a small range of shops including a Co-op with cash machine, vets, salon, fish and chip shop and a well regarded family pub.

The house is around a mile and a half from the centre of Melksham and its many facilities including the leisure centre with swimming pool, fitness centre and library, cricket pitch, tennis courts and assembly hall which hosts a variety of events. There are also a range of shops, cafes, restaurants and supermarkets.

The towns of Calne, Corsham, Trowbridge and Chippenham are a short distance away, with Chippenham having mainline rail services into London in around an hour. Melksham also has its own train station, sitting on the Swindon to Westbury line which passes through Trowbridge and Chippenham.

## THE PROPERTY

Welcome to Linnet Lane. An upgraded, four bedroom family home on a popular, established estate, around half a mile from an Ofsted rated, outstanding primary school and local facilities.

Accommodation:

PUPVC, part glazed, front door leads into the hallway with engineered oak flooring, this continues throughout the downstairs.

Downstairs WC

With enclosed WC, sink with vanity, towel radiator, electric consumer board

Kitchen/Diner

Range of base units, hob and oven with extractor, sink and in built drainer with mixer tap, space for dishwasher, washing machine and fridge freezer, window to front, boiler

Living Room

Window to rear overlooking the garden, large opening into the conservatory, radiator

Conservatory

French doors leading out to the garden, Pilkington Blue glass roof

Landing

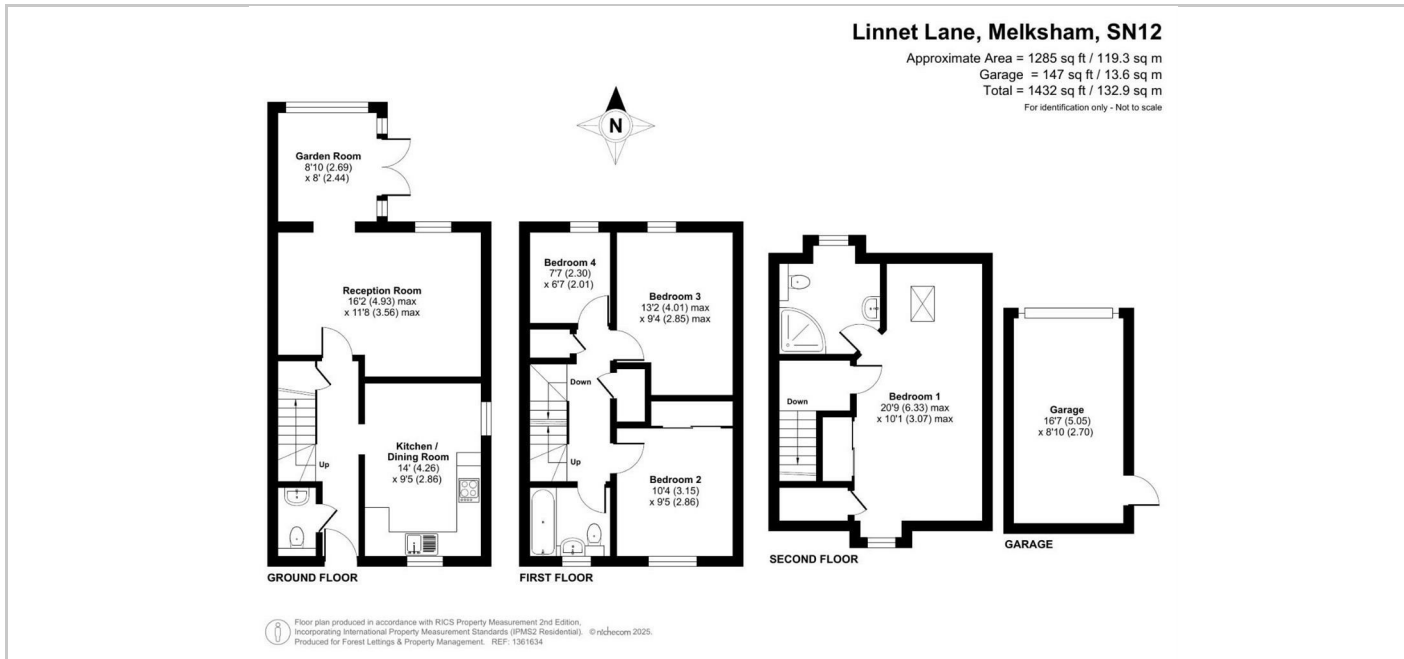
Two storage cupboards, one containing the hot water tank

Bedroom Two

Window to front, fitted wardrobes, radiator

Bedroom Three

Window to rear, radiator



## SITUATION

## Directions

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