



**Sandfield, West Lavington Devizes SN10 4HL**

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## **Sandfield, West Lavington Devizes**

Spacious family home just a short walk from the village primary school, featuring a modern kitchen-diner with patio doors, a cosy lounge with log burner, large rear garden, three bedrooms and a family bathroom—ideal for families seeking countryside living with nearby amenities.

### **Auctioneer's Comments**

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### **Entrance Hall**

Entrance to this lovely three bedroom family home situated in an enviable Wiltshire village location is via the front door leading into the entrance hall which comprises : stairs leading to the first floor, doors leading to the lounge and kitchen/diner and tiled flooring.

### **Lounge**

14' 6" x 10' 11" ( 4.42m x 3.33m )

Good sized lounge with a window to the front aspect, fireplace with log burner, ample space for lounge furniture, wood effect laminate flooring and a radiator.

### **Kitchen / Diner**

21' 1" x 5' 10" ( 6.43m x 1.78m )

Kitchen/diner comprising a range of 'Shaker' style wall and base units with wooden work surfaces over, Belfast sink with mixer tap. Space for Range style cooker with extractor hood over, plumbing for washing machine, window and door to the side aspect and a further window to the rear aspect. The dining area has ample space for a good sized table and chairs, door with window to the rear aspect leading to the garden and tiled flooring.

### **Landing**

Stairs from the entrance hall, doors leading to all bedrooms and family bathroom and a window to the side aspect,

### **Bedroom One**

14' 10" x 10' ( 4.52m x 3.05m )

Situated to the rear of the property with a window overlooking the garden, bedroom one is a good size with a built in wardrobe, ample space for further bedroom furniture and a radiator.

### **Bedroom Two**

11' 6" x 11' ( 3.51m x 3.35m )

Another good sized bedroom with a window to the front aspect and a radiator.

### **Bedroom Three**

9' 8" x 7' 10" ( 2.95m x 2.39m )

The third bedroom is a good sized single with a built



in platform box over the stairs bulkhead, window to the front aspect and a radiator.

### **Bathroom**

Family bathroom comprising a low level w/c, wash hand basin and bath with shower over. Obscure window to the rear aspect, extractor fan and lino flooring.

### **Front Garden**

Enclosed front garden with a large lawned area and pathway leading to the front door and side access to the rear garden.

### **Rear Garden**

Enclosed by panel fencing with a large lawned area with a selection of trees and shrubs.



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## Sandfield, West Lavington Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Prime Village Location
- Three Bed Semi Detached Family Home

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£210,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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