



**Lucinda, Hilmarton**

Calne

**£450,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**NO CHAIN -- THREE BEDROOMS -- LARGE PLOT -- DRIVEWAY PARKING & GARAGE -- VILLAGE LOCATION**

Welcome to Lucinda, a charming three bedroom semi detached home tucked away in the highly regarded Hilmarton. Offered for sale with no onward chain, this property is ideally suited for anybody wanting to put their own stamp on a property with modernisation required throughout.

The Accomodation - A spacious entrance hall brings you into the property, staircase to the left to the first floor, living room the right and a small hallway providing access to the rear of the home. The living room has an enviable position overlooking the front garden. The kitchen and dining room are at the rear, enjoying views of the rear garden. The dining room has been thoughtfully extended to allow more natural light into the property with large windows and a door into the garden. Both living room and dining room have the traditional chimney breast in situ, although these are not currently used. The kitchen is compact in size, but has all you need with a variety of wall and base units creating plenty of storage space. Integrated appliances include, undercounter fridge, electric oven with hob and accompanied extractor fan. The utility area, to the left, provides further room for a chest style freezer, as well as the plumbing for the washing machine. From the utility area, there is access back to the front and rear of the property as well as a pedestrian door into the garage and a couple of storage rooms. One of which has the plumbing and could be reinstated as a wc should a new owner wish.

The first floor is home to the three bedrooms and the bathroom. Two of the three are great sized double rooms with the principle bedroom, located to the front benefitting from built in wardrobes. The third bedroom is your tradition "box" room, but it would suit a single bedroom or home office. The bathroom is a three piece suite with shower over bath.

The Grounds - A large front garden, mainly laid with patio slabs with raised beds to allow for planting. Gated driveway providing parking for approx 2-3 vehicles as well as an additional space adjacent to the gate and driveway. A fully landscaped rear garden, which has been loved and improved by the current owners to now comprise of lawn, patio area, ponds and mature borders. Pleasant views to the rear of nearby countryside.

The Situation - Hilmarton is a small, historic village in Wiltshire, located just northeast of Calne. It features a 12th-century church, traditional cottages, and buildings from the 19th century, many built by the Poynder family. With its rural charm and close-knit community, Hilmarton offers a peaceful countryside setting with its own village pub and primary school, while being close to nearby towns easily accessed via the local bus routes.

Viewings - Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 13 High Street, Calne, Wiltshire, SN11 0BS

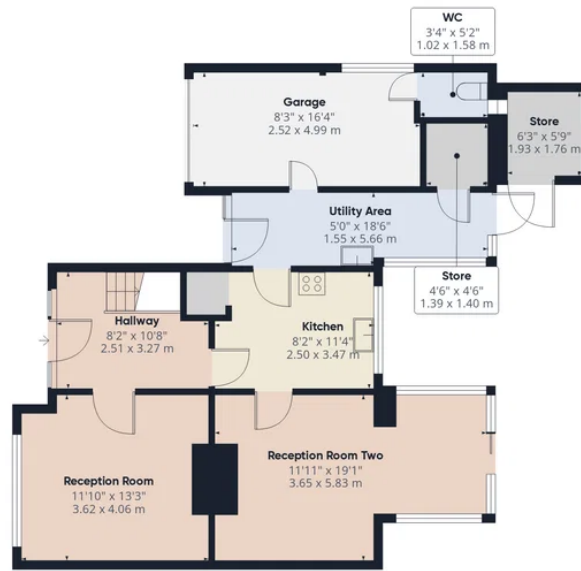
Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

Wiltshire Council Tax - Band D

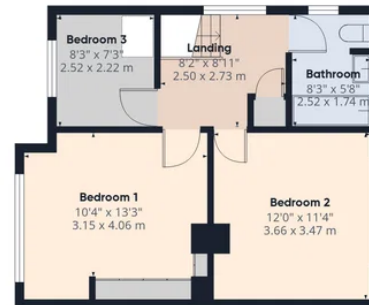
Tenure - Freehold







Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

1279 ft<sup>2</sup>

118.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Calne Sales

13 High Street, Calne Wiltshire, SN11 0BS

01249 813813

res.calne@atwellmartin.co.uk

<https://calne.atwellmartin.co.uk/>