



Lanehouse Rocks Road

Lanehouse, Weymouth DT4 9DH

- Extended Semi Detached Family Home
 - Some Updating Required
 - Fitted Kitchen
- Double Glazing & Gas Central Heating
 - Low Maintenance Rear Garden
- Five Bedrooms
- Two Reception Rooms
- Family Bathroom & Ground Floor WC
- Front Driveway for Multiple Vehicles
 - No Onward Chain

Asking Price £350,000 Freehold



GROUND FLOOR

Entrance Porch

Entrance Hallway

Front Reception Room
11'8" max x 11'7" max

Lounge / Dining Room
20'3" x 16'2"

Kitchen
7'7" x 19'11"

WC

FIRST FLOOR

First Floor Landing

Bedroom One
10'2" x 11'11"

Bedroom Two
7'7" x 11'9"

Bedroom Three
8'11" x 9'8"

Bedroom Four
8'8" plus recess x 8'9"

Bedroom Five
8'4" x 6'4"

Bathroom
5'7" x 8'9"

OUTSIDE

Front Driveway

Integral Garage
7'8" x 14'5"

Rear Garden

We are delighted to offer for sale this extended five-bedroom semi-detached family home. Although requiring some updating, the property provides spacious and versatile accommodation arranged over two floors, ideal for modern family living. Having been extended to both the ground and first floors, the home offers generous room sizes throughout. Situated in a popular residential area of Weymouth, it is conveniently located close to local shops, amenities and well-regarded schools.

The accommodation begins with a reception porch leading into a welcoming hallway with storage cupboard for coats and shoes, and a ground floor cloakroom. From here there is access to two reception areas. The front reception room, with stairs rising to the first floor, offers flexible use as a sitting room, playroom or home office.

To the rear, the lounge/dining room is a spacious and light-filled room featuring a large window and patio doors overlooking and providing access to the rear garden. A door leads through to the fitted kitchen, which offers a range of eye and base level units and space for domestic appliances including a cooker, dishwasher and fridge freezer. The integral garage is accessed from the kitchen and provides additional storage along with space and plumbing for a washing machine and tumble dryer.

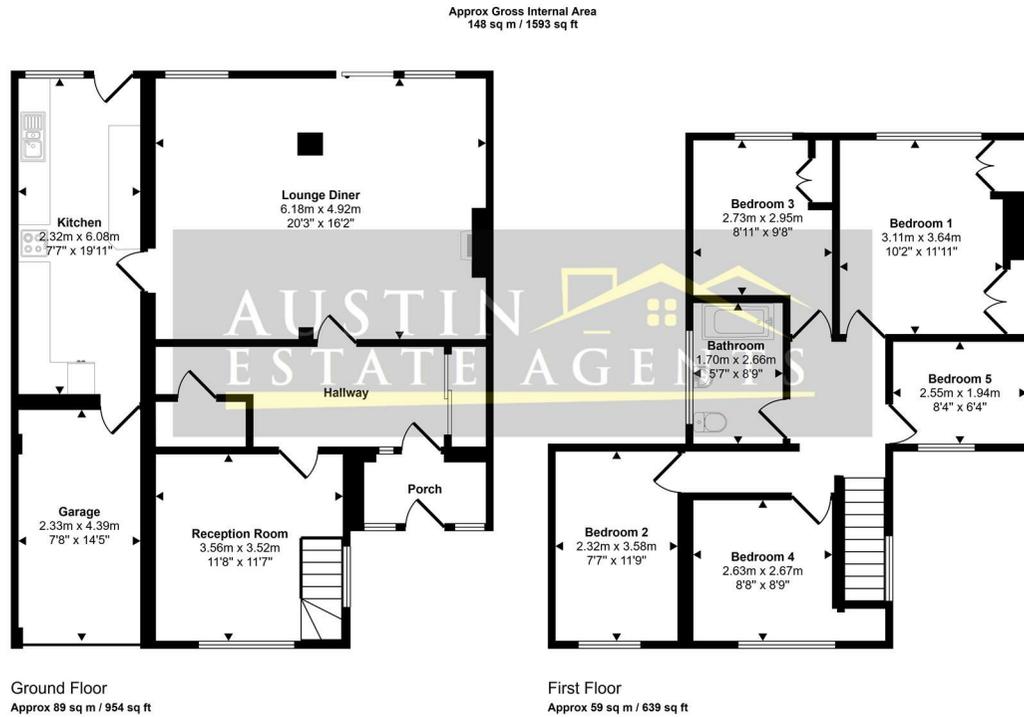
To the first floor there are five bedrooms. Bedrooms one and three enjoy a rear aspect, with the principal bedroom benefitting from fitted wardrobes, while bedrooms two, four and five overlook the front. The family bathroom comprises a panelled bath with shower mixer tap, vanity wash hand basin and WC.

Externally, the front of the property provides a hardstanding driveway suitable for multiple vehicles, leading to the integral garage. The enclosed rear garden is designed for low maintenance, laid mainly to paving and hardstanding, and includes a garden shed.

The property is located on Lanehouse Rocks Road, close by to local shops and amenities including well regarded primary and secondary schools, doctors' surgery, convenience stores and bus routes to surrounding areas. A superb family home offering flexibility, space and abundant potential — early viewing is strongly advised.



Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Austin Property Office

115 Dorchester Road, Weymouth, Dorset,
DT4 7JY

Contact

01305 858470
info@austinpropertyservices.co.uk
austinpropertyservices.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.