

Connells

Wincombe Lane
Shaftesbury

Wincombe Lane
Shaftesbury SP7 8PN

for sale
£250,000







Property Description

Located in a sought-after residential area of Shaftesbury, this light and spacious three-bedroom semi-detached home offers well-balanced accommodation, excellent natural light and a practical layout throughout. Presented in good overall condition, it provides comfortable and flexible living spaces ideally suited to families, first-time buyers or downsizers.

The ground floor features a generous lounge that opens seamlessly into the kitchen/diner, creating a sociable open-plan layout perfect for modern living. From the kitchen, a useful utility room provides valuable additional storage and appliance space, along with direct access to the rear garden. The utility further benefits from an internal door into the garage, offering convenient access and excellent potential for storage, hobbies or workshop use. Upstairs, the property offers three well-proportioned bedrooms, including a spacious main bedroom, a second double and a versatile single ideal for a nursery or home office. A family bathroom completes the first-floor accommodation.

Outside, the home enjoys a private rear garden—an inviting area for outdoor dining, gardening and relaxation.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

An inviting entrance hall featuring a tiled floor and a radiator, offering a practical and welcoming first impression.

Lounge

A welcoming lounge featuring a soft fitted carpet, a double-glazed window to the front aspect allowing plenty of natural light, and a radiator providing a warm and comfortable space.

Kitchen/Diner

A spacious kitchen/diner featuring wood flooring and a selection of wall and base units providing ample storage. There is a stainless-steel sink and drainer with mixer tap set against partly tiled walls, along with an electric oven and extractor fan. The room offers plumbing for a fridge freezer and washing machine, a radiator for heating, and a useful understairs storage cupboard housing the boiler. A rear-aspect double-glazed window overlooks the garden, bringing in excellent natural light.

Utility Room

A practical utility room fitted with vinyl flooring and offering a useful storage cupboard, loft hatch and plumbing for a washing machine. A front-aspect double-glazed window provides natural light, while a double-glazed rear door opens to the garden. The room also benefits from internal access to both the garage and the cloakroom, enhancing everyday convenience.

Cloakroom

A convenient cloakroom fitted with lino flooring and comprising a wash basin and WC. A rear-aspect double-glazed frosted window provides natural light while maintaining privacy.

Landing

A carpeted landing providing access to all rooms, featuring two generous built-in storage cupboards and a loft hatch for additional storage options.

Bedroom 1

A bright main bedroom featuring a front-aspect double-glazed window, fitted carpet and a radiator, creating a comfortable and inviting space.

Bedroom 2

A well-proportioned second bedroom featuring a fitted double wardrobe, carpeted flooring, a radiator and a ceiling fan. A rear-aspect double-glazed window provides pleasant views and natural light.

Bedroom 3

A cosy third bedroom featuring fitted carpet, a radiator and a front-aspect double-glazed window, making it an ideal single room, nursery or home office.

Bathroom

A well-appointed bathroom comprising a bath with electric shower over, wash basin and WC. The room features lino flooring, a heated towel rail and a rear-aspect frosted double-glazed window providing natural light and privacy.







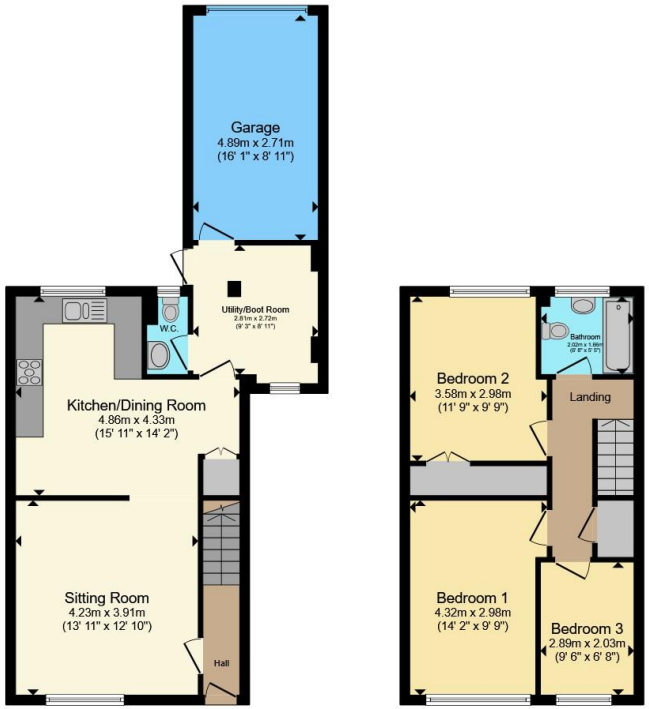












Total floor area 104.0 m² (1,119 sq.ft.) approx

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.propertybox.io

Connells

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34 High Street
SHAFTESBURY SP7 8JG

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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