



15 LACY DRIVE, WIMBORNE, DORSET, BH21 1AY
£525,000 FREEHOLD

A WELL PRESENTED, EXTENDED 3 BEDROOM DETACHED BUNGALOW FOR SALE WITH NO FORWARD CHAIN, IN A POPULAR RESIDENTIAL AREA WITHIN ABOUT HALF A MILE OF WIMBORNE SQUARE.

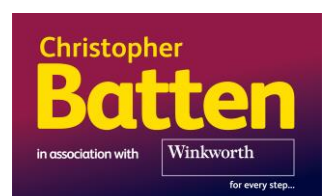
SUMMARY:

This spacious home benefits from gas central heating, double glazing, off road parking and an integral garage.

AT A GLANCE

- Spacious lounge/dining room
- Large kitchen/breakfast room
- Modern cloakroom and shower room
- Integral garage & off road parking
- About half a mile from Wimborne town centre

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DESCRIPTION:

An integral entrance porch leads to an entrance hall with a coat cupboard. The spacious, dual aspect lounge/dining room has a limestone fireplace with gas fire, and a serving hatch.

The large kitchen/breakfast room has an excellent range of worktops and oak-faced units including a retractable larder, gas hob, extractor, Electrolux double oven, fridge-freezer and integrated washing machine. The adjacent rear lobby has doors to the garage, the garden and a modern cloakroom.

A central hallway with an airing cupboard (with radiator), a cupboard containing a Baxi gas boiler, and access via a retractable ladder to the loft. 2 of the 3 bedrooms have built-in wardrobes, and there is a modern shower room.

The open plan front garden is predominantly lawned. A driveway provides off road parking and leads to a garage with an up-and-over door (which needs replacing), lighting and power points.



There is access at both sides of the bungalow to the rear garden which has an established hedge offering privacy, a paved patio and a water tap.

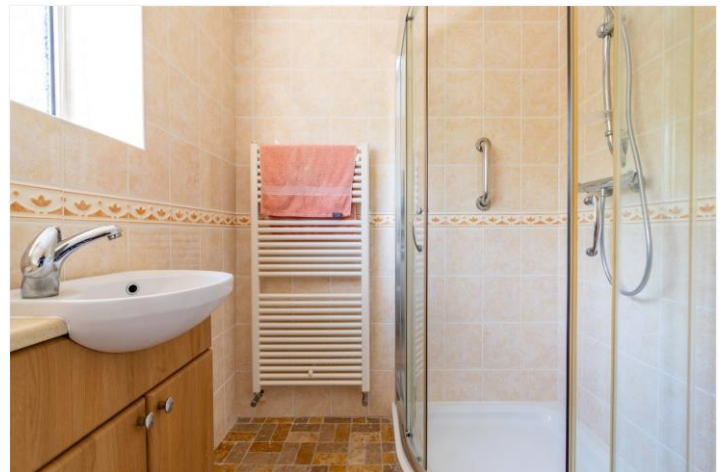
LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

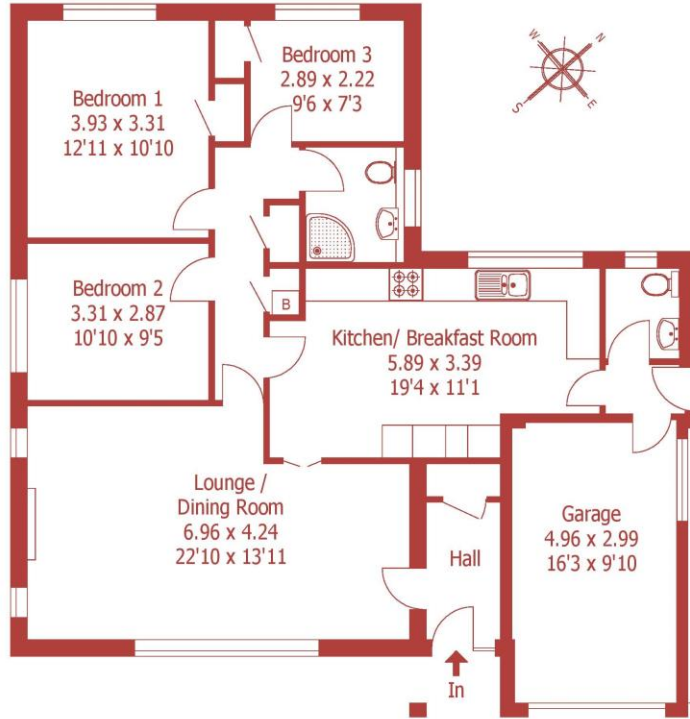
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne town centre, proceed to the roundabout beside Wimborne Fire Station and turn into Allenvie Road. Take the second turning on the right into Lacy Drive, and number 15 can be found on the left hand side.



Approximate Gross Internal Area :- 114 sq m / 1228 sq ft



For identification purposes only, not to scale, do not scale



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95+) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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