

3 BEDROOM DETACHED | LAVINGTON LANE, LITTLETON PANELL, SN10 | OFFERS IN EXCESS OF £400,000

DESCRIPTION

This three bedroom detached family home is in need of modernisation and has tons of potential subject to planning. Located on Lavington Lane in an elevated position.

On the ground floor there is an entrance hall leading to three reception rooms, a kitchen and downstairs bathroom.

Upstairs there are three double bedrooms, two of which enjoy wonderful views to the rear and over the impressive garden and beyond.

To the front there is plenty of off road parking and a garage to the side.

All in all, a fantastic opportunity to acquire this well positioned home, ripe for the picking. Please be quick to avoid disappointment.

Lavington Lane is close to the centre of the small and very desirable Wiltshire villages of Littleton Panell and Market Lavington, with large gardens and enjoying delightful rural views. Local amenities in the village and the adjoining village of West Lavington include a local store/post office, public house, primary and comprehensive schools, a church, playing field and the renowned Dauntsey's School just a short walk away. The bustling market town of Devizes is just five miles north providing a wider range of shopping, transport and leisure facilities including a thriving weekly market. The larger centres of Bath, Swindon, Salisbury and Bristol are all within commuting distance.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: E

EPC Rating: F

Mains electricity, water and drainage.

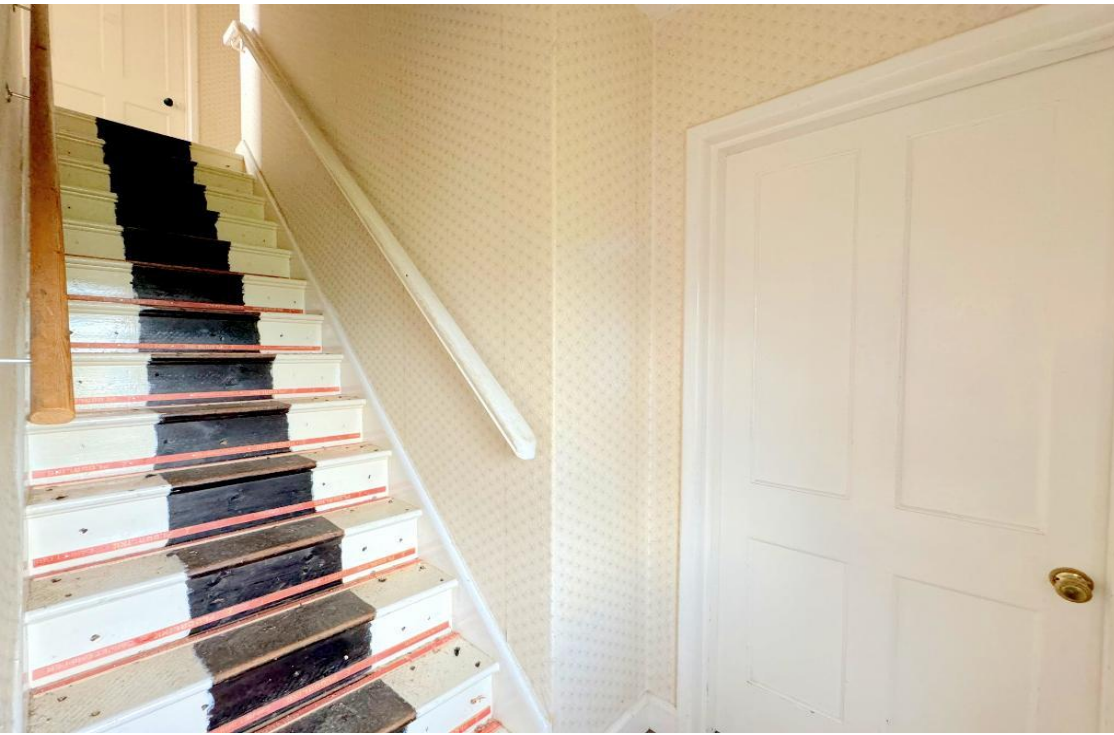
Oil fired central heating.



KEY FEATURES

- Rare development opportunity STP
- 0.23 acre
- Country views
- Three reception rooms
- Large rear garden
- No onward chain
- Desirable village location
- Three bedrooms
- Kitchen & Bathroom
- Plenty of parking





ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

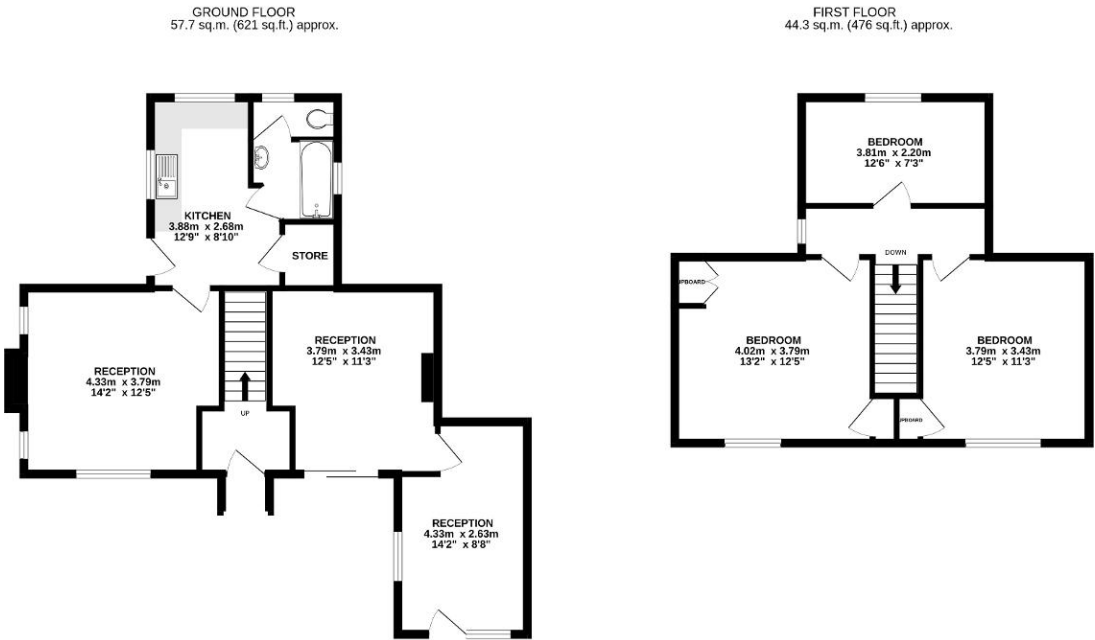
DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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TOTAL FLOOR AREA : 102.0 sq.m. (1098 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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