



4 BEDROOM SEMI-DETACHED HOME | STIRLING ROAD, MARKET LAVINGTON, SN10 | OFFERS OVER £330,000

DESCRIPTION

This four bedroom semi detached family home is very well positioned at the end of a quiet cul-de-sac. With beautiful far-reaching countryside views and backing on to fields, this well presented, and very much improved property has been lovingly looked after by the current owners.

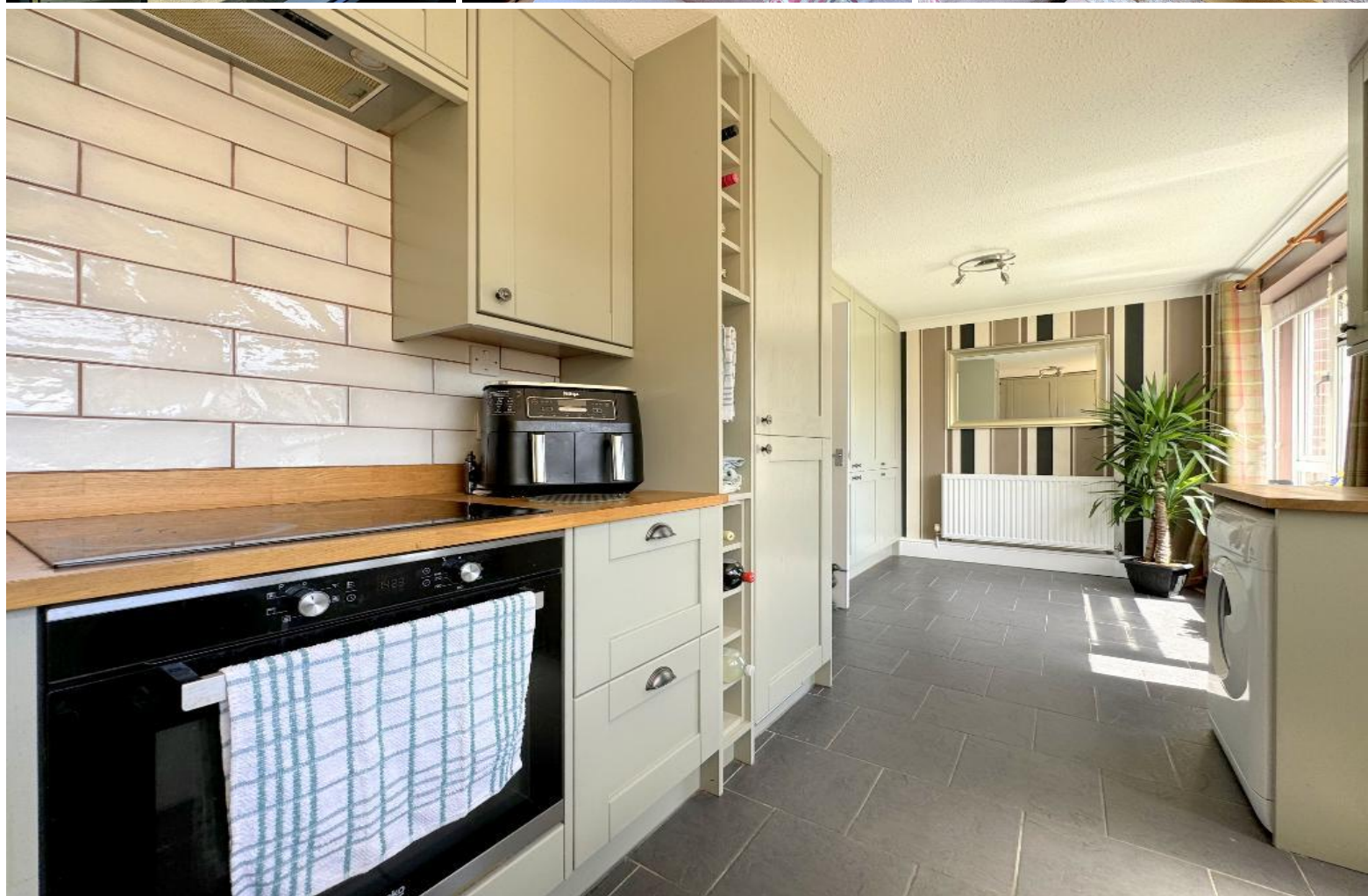
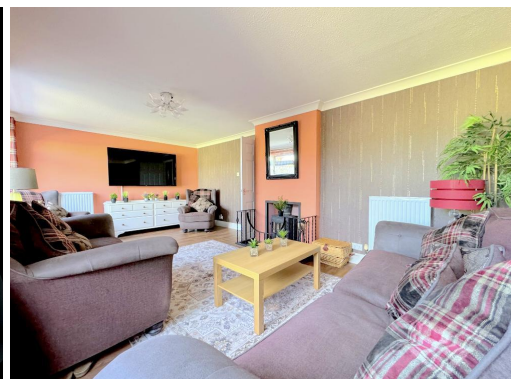
Through the front door you are welcomed by a wonderful modern fitted kitchen/dining room with plenty of storage, this in turn leads through to the light and spacious entrance hall with a door to the side access, a handy storage cupboard for coats and shoes and the downstairs cloakroom. The sitting room with woodburning stove can be found at the end of the entrance hall with a lovely outlook and access to the sunny rear garden.

Upstairs there are three double bedrooms with built-in double wardrobes and a single, two of which enjoy the stunning open countryside views to the rear and a good-sized family bathroom.

Outside and to the rear is a sunny private and fully enclosed terraced garden, allowing plenty of space to entertain guests and alfresco dining in these warm summer months to come. Backing on to fields, the top terrace is a wonderful place to look out for the incredible variety of wildlife on offer.

To the front is a lawned garden which could be converted into an extra parking space if required, and a detached garage with off-road driveway parking. All in all, a fabulous family home is a beautiful position.

Market Lavington is a highly desirable Wiltshire village that is only five miles south of the beautiful and historic market town of Devizes and just on the edge of Salisbury Plain. There are plenty of amenities close by including a convenience store, pharmacy, butcher, newsagent, sub post office, doctors surgery, hairdresser and public house all within walking distance. Educational facilities are well catered for with St. Barnabas Primary School and Lavington Secondary School. Dauntsey's Public School & Dauntsey's



Academy Primary School are found in the neighbouring village of West Lavington.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: B

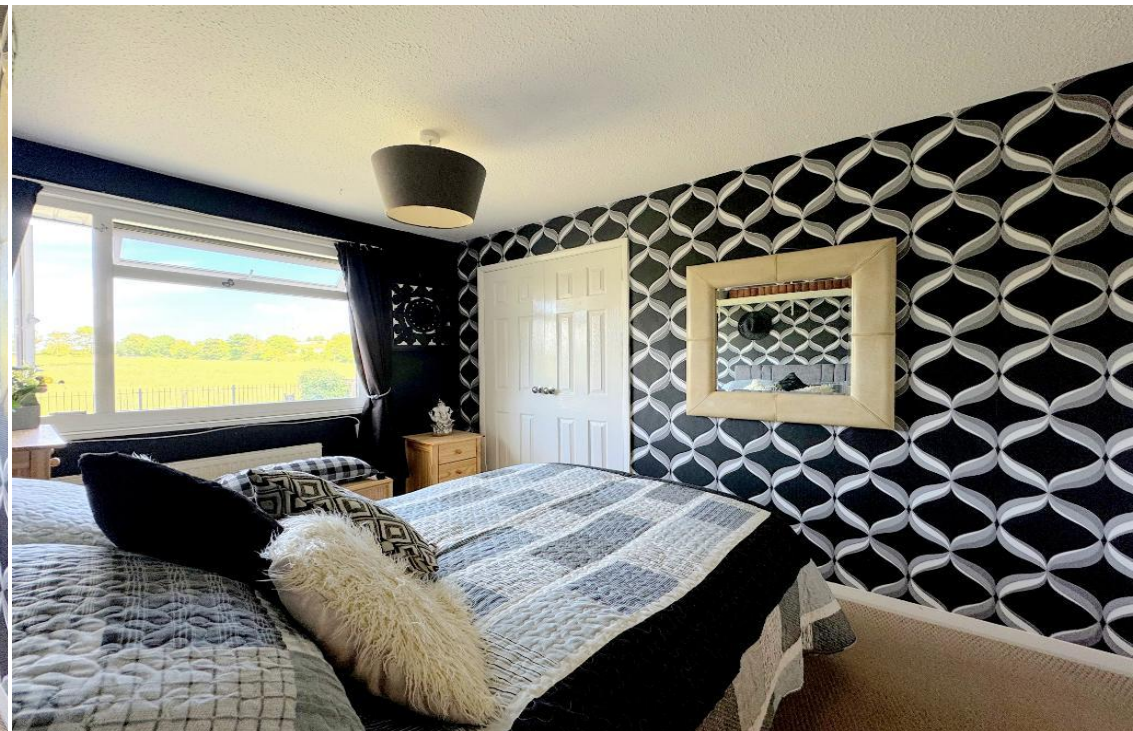
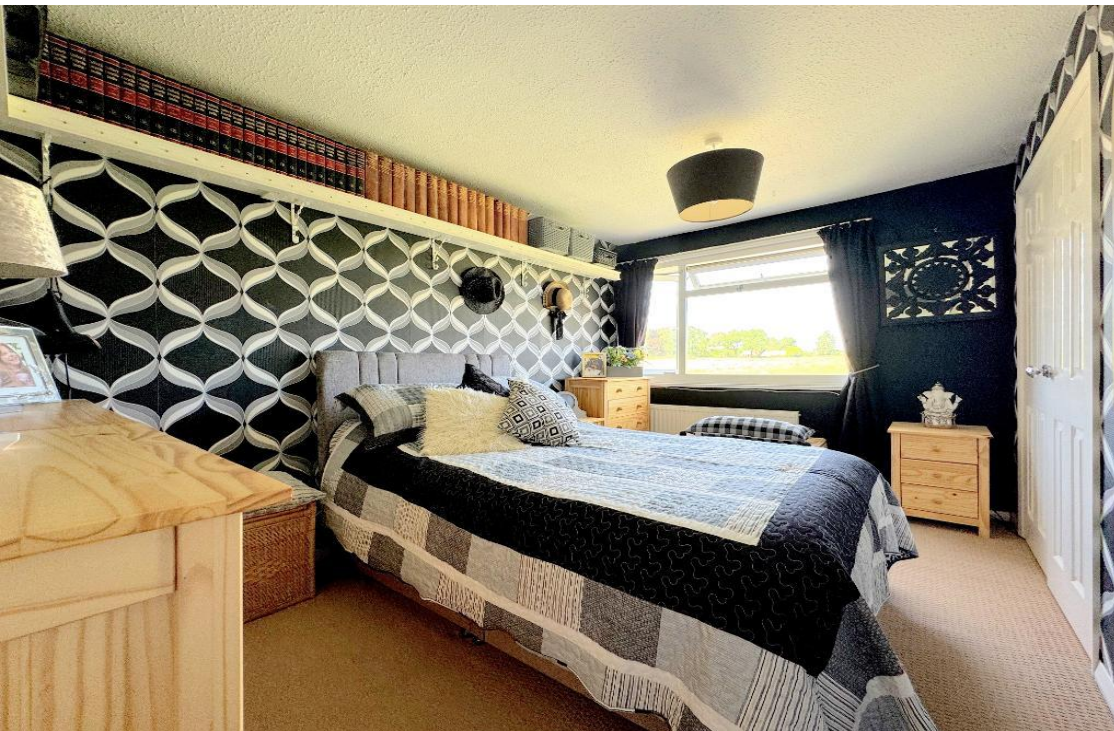
EPC Rating: C

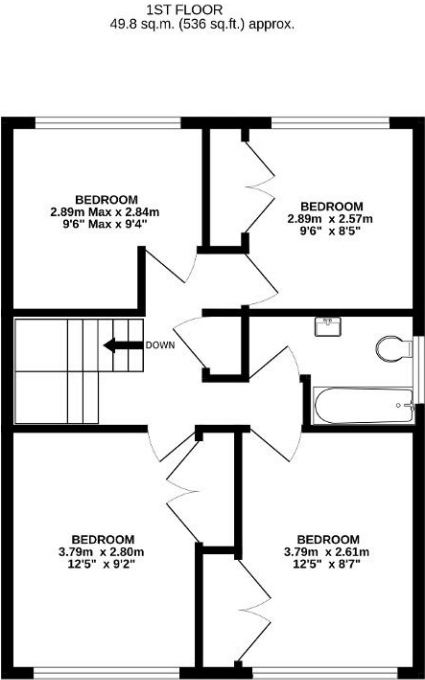
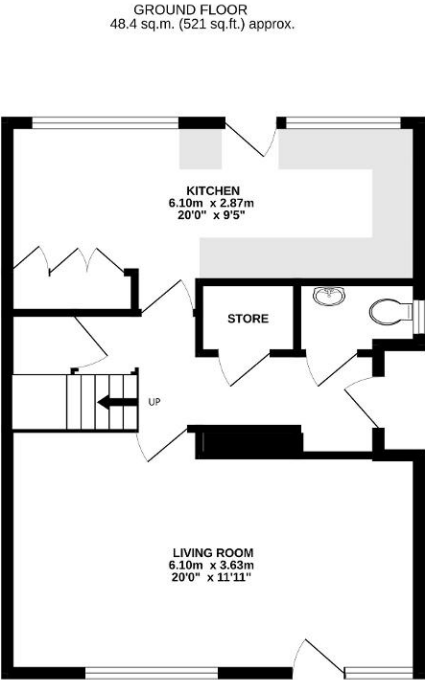
Mains electricity, water and drainage. Recently updated Oil fired central heating and rented solar panels keeping the electricity bills to a minimum. (There is no charge for the solar panels, after speaking to the company that own them, should be easily transferable to the new owners)

KEY FEATURES

- Four bedroom family home
- Beautiful fitted kitchen/dining room
- Sitting room with wood burning stove
- Increasable countryside views
- Garage & off road parking
- Quiet cul-de-sac location
- Downstairs cloakroom
- Three double bedrooms and a single
- Private rear garden backing on to fields
- Vendor suited with no onward chain







TOTAL FLOOR AREA : 98.2 sq.m. (1,057 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 misstatement. 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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ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	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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