



37 Leigh Lane, Wimborne, Dorset,  
BH21 2PW

A deceptively spacious, extended 1930s semi-detached house with 4 bedrooms, off road parking, a large rear garden and a delightful aspect over a field to the front, situated in a popular residential area.

PRICE GUIDE: £625,000  
FREEHOLD

Council Tax: Band E  
EPC Rating: Band D



Christopher  
**Batten**

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Arranged over 3 floors, the accommodation benefits from gas central heating and UPVC double glazing.

The reception hall has 2 under stairs cupboards. The spacious, dual aspect lounge features a fireplace with a gas fire.

The large, L-shaped kitchen/dining room is fitted with an extensive range of units and worktops, and has an integrated dishwasher (fitted in 2024), an integrated freezer, a Blomberg electric double oven, a Hotpoint ceramic hob and a larder fridge.

A sliding door leads to a large rear conservatory with ceramic tiled floor and double doors to the garden.





Off the kitchen is a separate utility room with sink, space and plumbing for washing machine, Worcester gas central heating boiler (fitted approximately 5 years ago), a door to outside (with canopy over) and a door to a ground floor cloakroom (with WC and wash basin.)

From the hall, stairs lead to the first floor landing which has airing and under stairs cupboards. Bedroom 1 has a range of fitted furniture, bedroom 2 has fitted wardrobes, and there is a third bedroom. The fully tiled family bath/shower room comprises bath, shower, wash basin, WC and towel radiator.

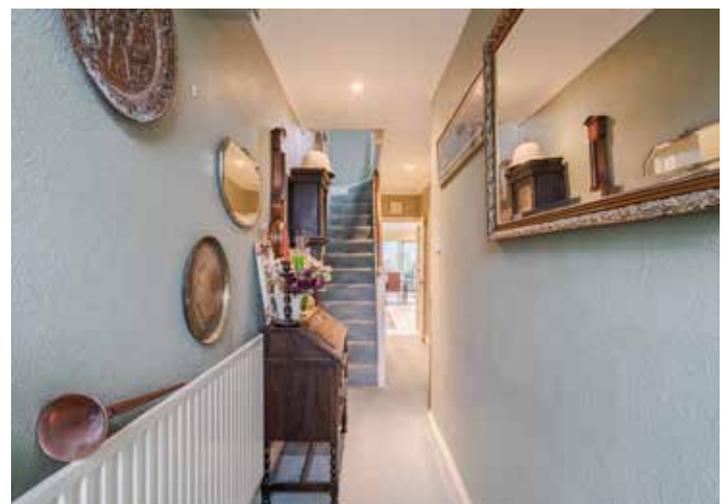
From the first floor landing, a further staircase leads to a second floor landing with access to an eaves storage cupboard. Bedroom 4 has a dual aspect, and access to a large walk-in loft storage space.



To the front there is a spacious driveway providing off road parking for 4 vehicles. An established hedge screens the property from the road.

A side gate leads to an enclosed area at the side of the house, a gate from which leads to the south facing rear garden.

Adjacent to the house is a patio area with a custom-built gazebo providing an excellent covered area for al fresco dining. There is a long lawn with well stocked borders, a wealth of shrubs, a further covered seating area, a greenhouse, raised vegetable beds, a potting area, a water tap and 2 large timber sheds (approx 12ft x 8ft and 8ft x 6ft.) The garden has been beautifully maintained.





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



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Location: Leigh Lane enjoys good access to amenities in Colehill. 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.

Directions: From Wimborne, proceed east along Leigh Road, turning left into Northleigh Lane. Turn right into Leigh Lane, and the property can be found on the left hand side, just before the turning into The Vineries.







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