

Christopher  
**Batten**



5 Lewens Close  
Wimborne, BH21 1JJ  
**£425,000 Freehold**



A modern 3 bedroom semi-detached house with a garage and off road parking, for sale with NO FORWARD CHAIN, in a convenient location at the edge of Wimborne town centre.

Situated in a quiet residential cul-de-sac within a few moments' level walk of many town centre amenities, the property was built in the 1980s and has been well maintained. It benefits from gas central heating, sealed unit double glazed windows and a private rear garden. Bus services connect to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

#### Reception hall

Under stairs and coat cupboards.

#### Cloakroom

WC and wash basin.

#### Kitchen

Modern units, worktops, integrated Bosch gas hob, cooker hood above, electric oven, space and plumbing for washing machine, space for fridge-freezer, and serving hatch.

#### Lounge/dining room

Double glazed patio door to the rear garden.

Stairs with a half landing lead to a first floor landing with airing cupboard and loft access.

#### Bedroom 1

Fitted wardrobes.

#### En suite shower room

Fully tiled walls, shower, wash basin, WC and bidet





Bedroom 2

Bedroom 3

Family bathroom

Bath, WC and wash basin.

Outside

A block paved driveway leads to an integral garage with up-and-over door. The open plan front garden, which is lawned, with shrub borders and a water tap, extends to the side of the house. A gate provides access to the private, enclosed rear garden which has been arranged for ease of maintenance and features a paved patio.



Directions

From the roundabout near the Quarterjack health practice, proceed down Leigh Road. Just before St Johns Church, turn left into Legg Lane. Turn left into Parkwood Road. At the far end, turn right into Lewens Close.

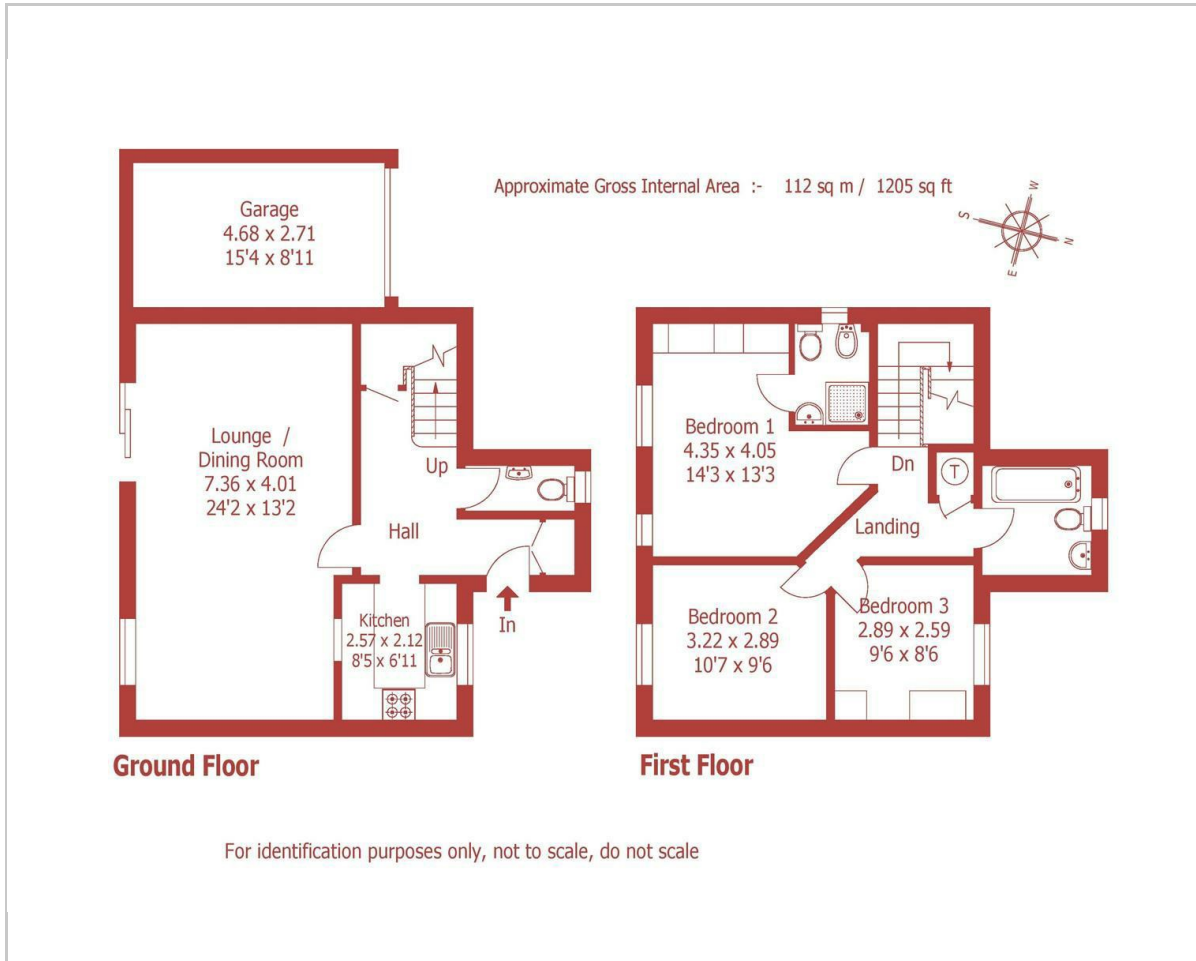


Council Tax

Band E



## Floor Plan



## Viewing

By prior arrangement through Christopher Batten

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## Area Map



## Energy Efficiency Graph

