



47 Leigh Lane
Wimborne, Dorset, BH21 2PP

A well presented 3/4 bedroom detached chalet style house looking onto open countryside to the front, in a quiet, popular residential area on the outskirts of Wimborne.

NO FORWARD CHAIN.

PRICE GUIDE: £675,000
FREEHOLD





The spacious, flexible accommodation has been refurbished and well maintained, and includes 2/3 reception rooms, a modern kitchen, bathroom, and 2 shower rooms. There is gas central heating and mainly hardwood double glazing.

The house is centrally located in its spacious plot, allowing space for extensive off road parking at the front, and, to the rear, a large double garage/workshop and a well stocked, private garden.

Leigh Lane is a 'no through' road with immediate access to walks at Bytheway Field and up into Colehill.

There is a large reception hall with a coat cupboard. The nicely proportioned lounge features a decorative brick fireplace, and a door to the rear garden. The spacious separate dining room also has a delightful aspect over the rear garden.



2



4



3



The kitchen has an engineered oak floor and a door to outside, and is fitted with an excellent range of modern units and solid oak worktops. Integrated appliances include an induction hob, Neff extractor, washing machine, dishwasher, fridge-freezer, additional fridge, Neff electric oven (with warming drawer and combination oven), and gas central heating boiler.

The family room/bedroom 4 overlooks the rear garden, and the ground floor bathroom comprises corner bath, WC, and vanity wash basin with cupboards below.

From the reception hall, a hardwood staircase leads to a spacious first floor landing with airing cupboard, loft access, and useful study area.

Bedroom 1 has built-in wardrobes and an en suite shower room (with shower, wash basin, WC and towel radiator).

Bedroom 2 has built-in wardrobes and a delightful aspect over open countryside.



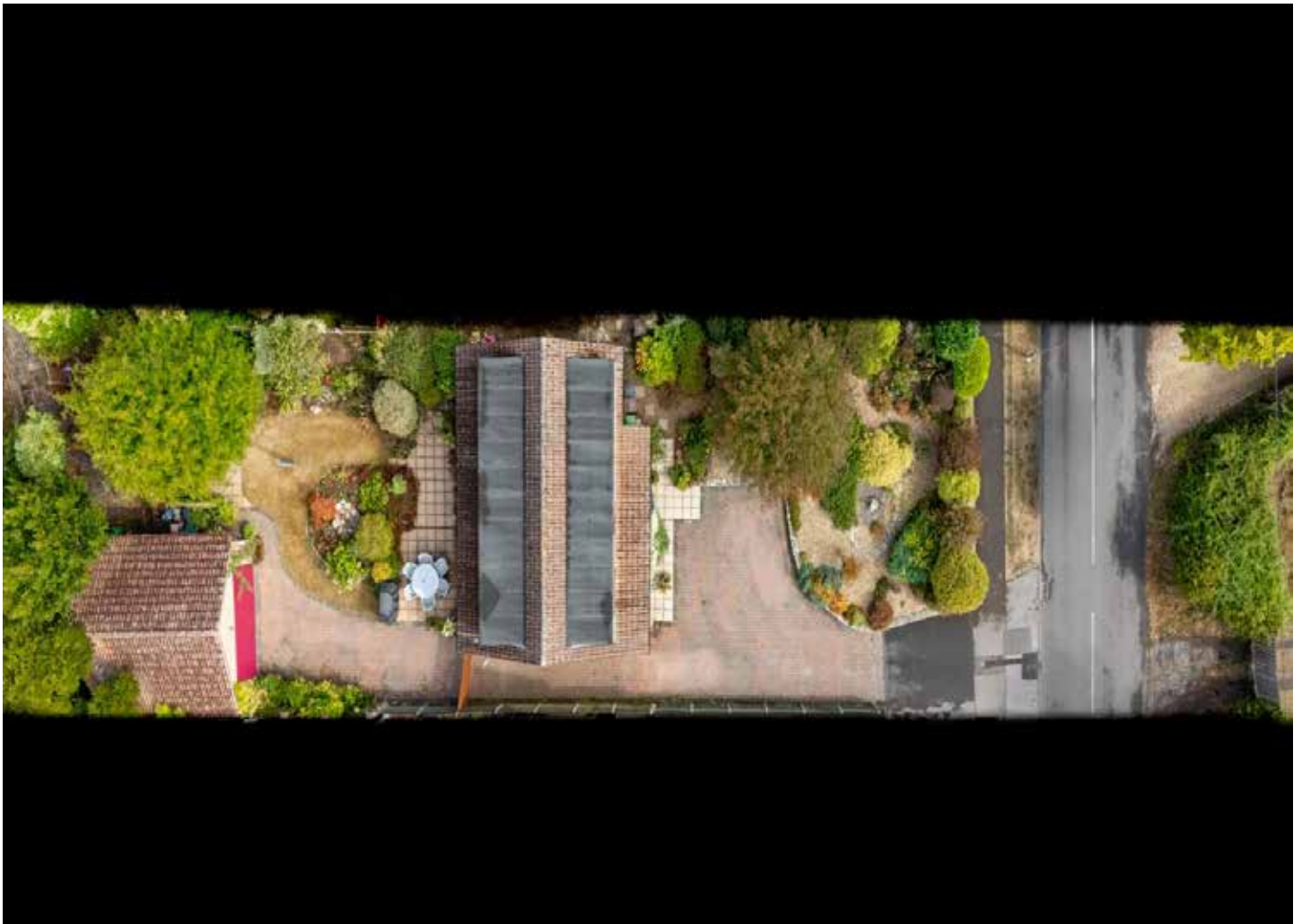
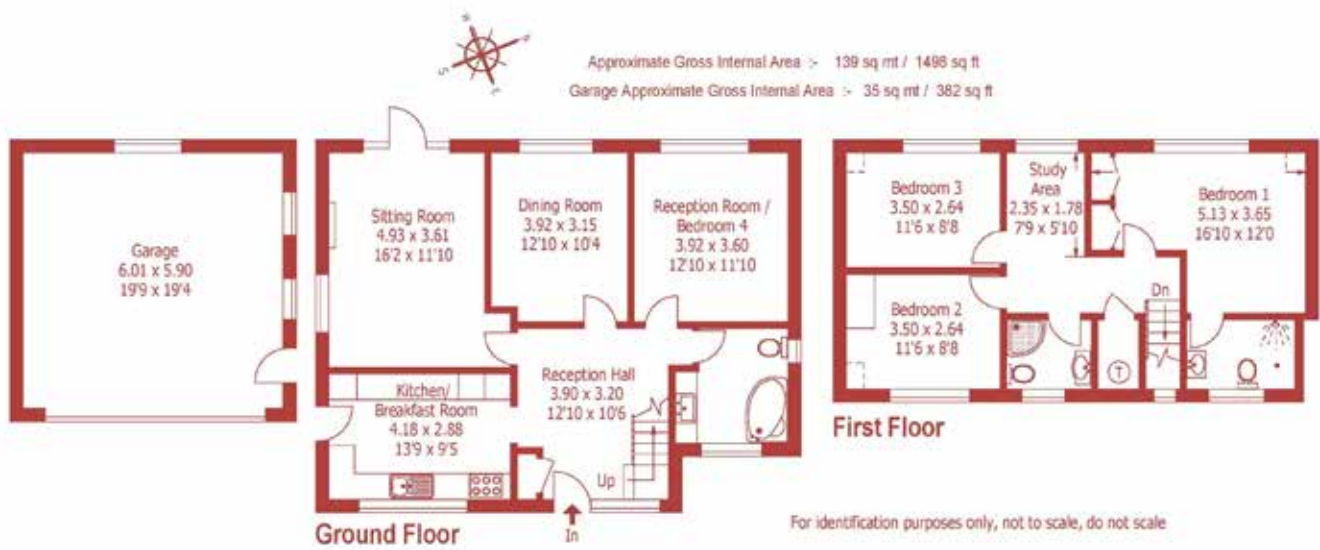
Bedroom 3 has a fitted wardrobe and there is a separate shower room with shower, wash basin, WC and towel radiator).

A block paved driveway provides ample off road parking and extends to the side of the property. Timber gates lead to a brick built detached double garage with electric up-and-over door, pitched roof providing ample eaves storage space, power, lighting, window and side door.

The front garden has a gravelled bed interspersed with shrubs. The nicely enclosed rear garden affords a fair degree of privacy and has a paved terrace adjacent to the house, a lawn, a rockery, well stocked beds and a further patio.

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.





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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 along Leigh Road, continuing straight ahead at the crossroads with St Johns Hill and Avenue Road. Immediately before Leigh Common, turn left into Northleigh Lane. Proceed over the old railway bridge and turn right into Leigh Lane. Proceed past the left hand turning to The Vineries, and number 47 can be found on the left hand side.

COUNCIL TAX: Band E

EPC RATING: Band D







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