

Christopher  
**Batten**



27 Leigh Lane  
Wimborne, BH21 2PW

**Price Guide £425,000 Freehold**





**PRICE GUIDE:** £425,000-£450,000. A very well presented 3 double bedroom semi-detached Victorian house for sale with **NO FORWARD CHAIN** and **IMMEDIATE VACANT POSSESSION**, in a popular, established location just over 1 mile from Wimborne town centre.

Built in the 1880s this attractive property has brick elevations, a painted gable, a ridged natural slate roof and a tall brick chimney. It is connected to all mains services, and has quality UPVC double glazed sash windows, a wood burning stove, and gas central heating (with a new Worcester Bosch boiler fitted in 2021.) The house has been substantially extended to the rear to create a superb kitchen/dining/family room with double and single doors to the garden, and has off road parking. There is easy access to local shops and to Wimborne town centre, with its wide range of amenities.

An open-fronted entrance porch with a tiled floor leads to a long entrance hall with under stairs storage space.

#### Living room

The charming living room has wall light points and a brick open fireplace with a recently fitted wood burning stove.

#### Study

A door leads to a study which could be used as an occasional bedroom.

#### Kitchen/dining/family room

The superb kitchen/dining/family room has double and single doors to outside, oak units, modern work surfaces, graphite sink unit, Rangemaster range cooker (with 5 burners, 2 ovens and grill), extractor, integrated fridge, freezer, dishwasher and washing machine, Karndean floor, and space for table and chairs and sofa.







### Cloakroom

WC, wash basin, and cupboard housing a Worcester Bosch boiler (fitted in 2021.)

### First floor landing

Loft access.

### Bedroom 1

Double bedroom.

### Bedroom 2

Double bedroom.

### Bedroom 3

Double bedroom.



### Bath/shower room

Jacuzzi bath, shower cubicle, vanity unit, wash basin, WC and fully tiled walls.

### Outside

A tarmac driveway provides parking for 2 vehicles. There is potential to create further parking by demolishing an existing brick wall. The front garden is enclosed by a low brick wall, and has a lawn, flowers and shrubs, and a tarmac path. There is a large paved terrace at the side of the house, with a raised brick feature and a Virginia creeper. The small rear garden area has been laid to artificial lawn for ease of maintenance, with a high mixed hedge providing privacy.

### Directions

From Wimborne, proceed east along Leigh Road, turning left into Northleigh Lane. Turn right into Leigh Lane, the property can be found on the left hand side, just past Fairfield Close.

### Council Tax

Band D





Floor Plan



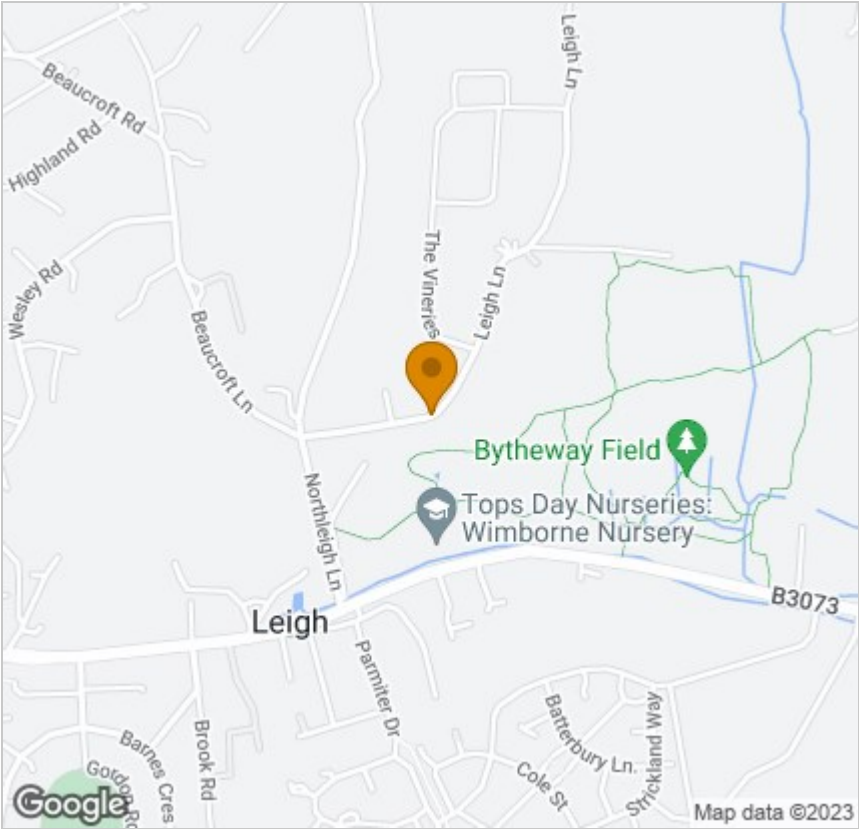
Viewing

By prior arrangement through Christopher Batten

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Area Map



Energy Efficiency Graph

