

FOR SALE



Landers Reach, Lytchett Matravers
£490,000


MARTIN&CO

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- beautiful four bedroomed home
- village location!
- double glazed & gas central heating
- large conservatory
- council tax band 'E' = £2864 pa

This substantial family home is situated in a quiet cul de sac in the ever-popular village of Lytchett Matravers! Offering the best of both worlds, the village has all the charm of a local community, with pubs & schools, but within easy reach of the main routes leading to Poole, Bournemouth & Dorchester. The home is beautifully presented, full of features including a mature & private garden, a conservatory, four bedrooms (the master having an ensuite shower room) a garage & even a summer house!



ENTRANCE HALL with both under stairs cupboard with shelving & further coat storage cupboard with hanging rails.

LIVING ROOM 18' 6" x 12' 4" (5.65m x 3.77m)

CLOAKROOM

KITCHEN/BREAKFAST ROOM 19' 9" x 11' 8" (6.02m x 3.57m) Extensive range of wall & base units, with breakfast bar, sliding patio door leading to conservatory.

CONSERVATORY 11' 6" x 10' 4" (3.51m x 3.17m) UPVC with brick base, wall mounted heater, doors leading to the garden.

LANDING loft hatch, airing cupboard with shelving housing 'Worcester' boiler.

MASTER BEDROOM 12' 4" x 11' 11" (3.77m x 3.64m)

ENSUITE SHOWER ROOM

BEDROOM 11' 7" x 10' 5" (3.55m x 3.19m) with far reaching views across the village & to the Purbecks in the distance.

BEDROOM 10' 1" x 6' 11" (3.08m x 2.13m)

BEDROOM 8' 10" x 8' 5" (2.71m x 2.58m)

FAMILY BATHROOM

REAR GARDEN A very private & sheltered sun trap! The garden is initially paved, upon stepping out of the conservatory, with plenty of space for a six-seater patio suite, the paving continues to provide a year-round path to the garage, side gate & summer house, a lawn area may be found to the lower end of the garden surrounded by mature trees, shrubs & hedging. Outside lighting & tap.

SUMMER HOUSE of timber construction, with power & light connected - previously in use as a home office.

GARAGE with up & over door, power & lighting connected, ideal space for white goods, with shelving.

PARKING space for three/four cars on the driveway.

FRONT GARDEN Laid to lawn.



