



**Lenthay Close, SHERBORNE, DT9 6AE**

**welcome to**

**Lenthay Close, SHERBORNE**

A three bedroom end of terrace family home, situated in the delightful Dorset town of Sherborne and close to many local amenities. The accommodation is presented in excellent decorative order throughout boasting a wealth of space and natural light.



### Entrance

Double glazed door to the side, opening into:

### Entrance Hall

Stairs rising to the first floor. Opening into:

### Lounge

12' x 11' 4" ( 3.66m x 3.45m )

A lovely light room with double glazed window to the front. Feature fireplace. Understairs storage cupboard. Radiator. Opening into:

### Inner Hall

Double glazed door to the side opening to the side access.

### Fitted Kitchen

10' 3" x 9' 11" ( 3.12m x 3.02m )

Double glazed window to the rear overlooking the garden. A range of fitted wall, base and drawer units with work surface over and complementary tiled surround. Single bowl stainless steel sink and drainer with mixer tap. Space for free standing cooker with cooker hood over, Plumbing for dishwasher. Integrated fridge/freezer. Wall mounted boiler. Radiator.

### Shower Room

Double glazed window to the side. Suite comprising walk in double shower, wash hand basin inset to vanity unit with storage below and WC. Plumbing for washing machine. Inset spotlights to the ceiling. Chrome towel radiator.

### First Floor Landing

Double glazed window to the side. Access to the loft space. Radiator.

### Bedroom One

12' 1" x 11' ( 3.68m x 3.35m )

Double glazed window to the front. Space for free standing furniture. Radiator. Door opening into:

### W C

Suite comprising wash hand basin and WC.

### Bedroom Two

12' 7" x 7' 9" ( 3.84m x 2.36m )

Double glazed window to the rear overlooking the garden. Airing cupboard. Space for free standing furniture. Radiator.

### Bedroom Three

7' 11" x 7' 5" ( 2.41m x 2.26m )

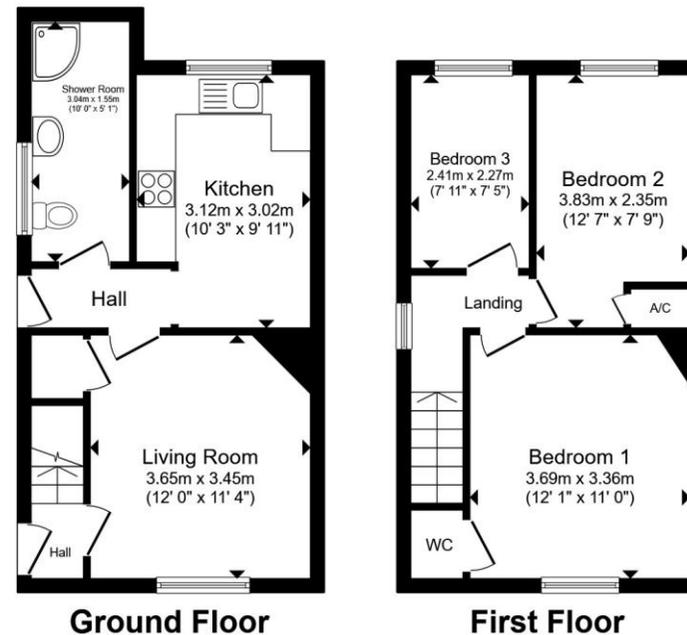
Double glazed window to the rear overlooking the garden. Radiator.

### Front Garden

Access via a hardstanding and shingle driveway providing off road parking. Shared side access leading to the rear garden.

### Rear Garden

A fully enclosed rear garden, laid mainly to lawn with mature plant borders to the rear. Brick built outbuilding. Garden shed and outside light and tap.



Total floor area 66.1 m<sup>2</sup> (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Lenthay Close, SHERBORNE

- End of Terrace Family Home
- Three Bedrooms with WC to the Master
- Well Presented Accommodation
- Driveway Parking
- Enclosed Rear Garden with Brick Built Outbuilding

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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