



Offers In Excess Of

£375,000

Freehold

LAPWING ROAD, WIMBORNE BH21 2NN



- ◆ **DETACHED BUNGALOW**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **SCOPE TO EXTEND (STPP)**
- ◆ **GENEROUS OFF ROAD PARKING**

A well proportioned, two bedroom, detached bungalow situated on a generous corner plot that provides scope for extension (STPP) as well as versatile off road parking, and situated in a quiet residential location. Sole Agents.

Property Description

Lapwing Road is situated within the heart of Colehill, close to the Cannon Hill Plantation, and is primarily made up of detached bungalows and chalet style houses. This particular property is located on a versatile corner plot that adjoins Mallard Road and the accommodation comprises a living room, kitchen/breakfast room, two double bedrooms and a modern fitted shower room. The home also boasts gas fired heating, double glazing throughout and, in our opinion, offers scope to be extended (STPP).

Gardens and Grounds

The front garden is accessed via a pedestrian gate and is primarily laid to lawn with a variety of established flower beds and shrubs. There is an ornate fish pond and the garden extends around the side elevation of the home where there is a further grassed area and hard standing which is ideal for motorhome or caravan storage. The driveway for the property is to the rear of the home and is accessed from Mallard Road and can accommodate up to two vehicles, this in turn gives access to the detached single garage which has an up and over style door. There is a closed panel fence between the rear of the bungalow and garage with gate which denotes access the courtyard style rear garden which has been laid to gravel.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 718 sq ft (66.7 sq m)

Heating: Gas fired (vented) (Nearly 20 years old but regularly serviced)

Glazing: Double glazed

Parking: 4 car spaces

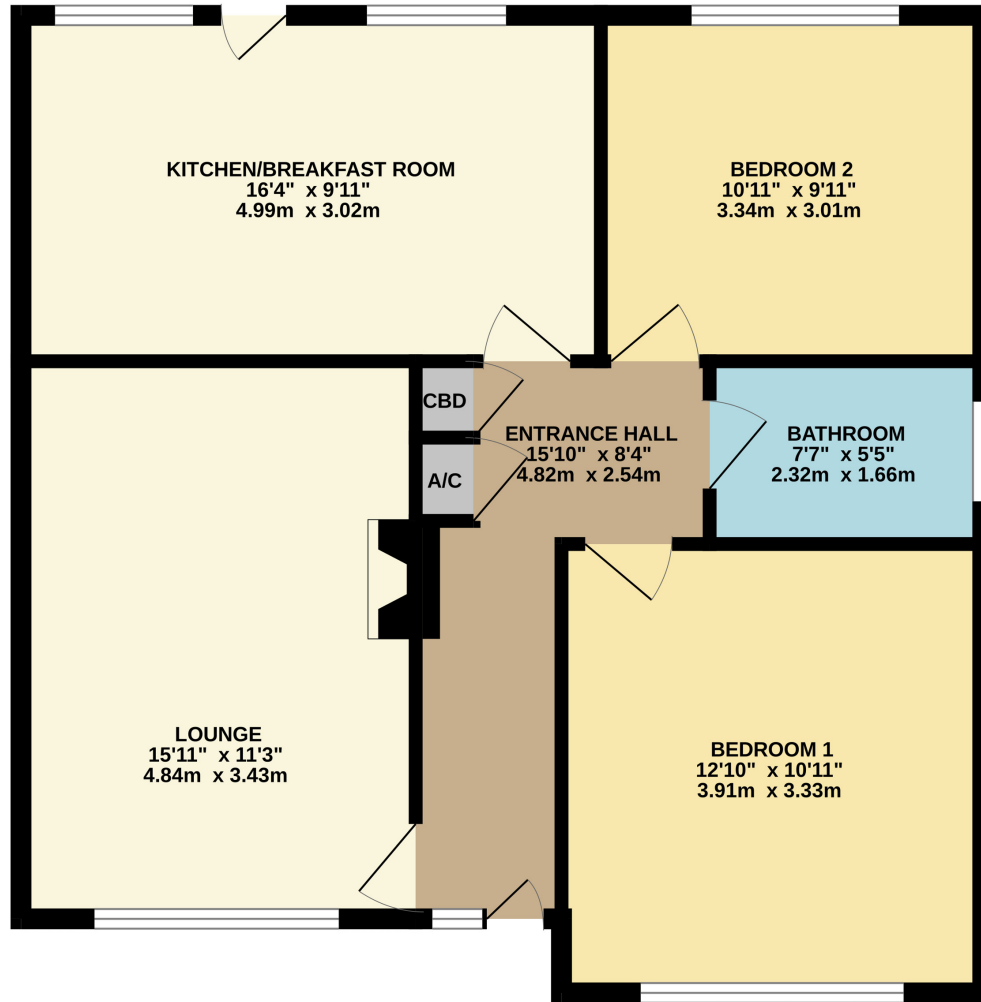
Garden: East facing

Main Services: Electric, water, gas, drains, telephone

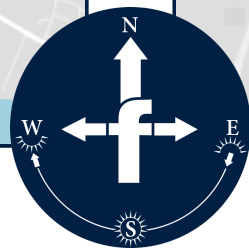
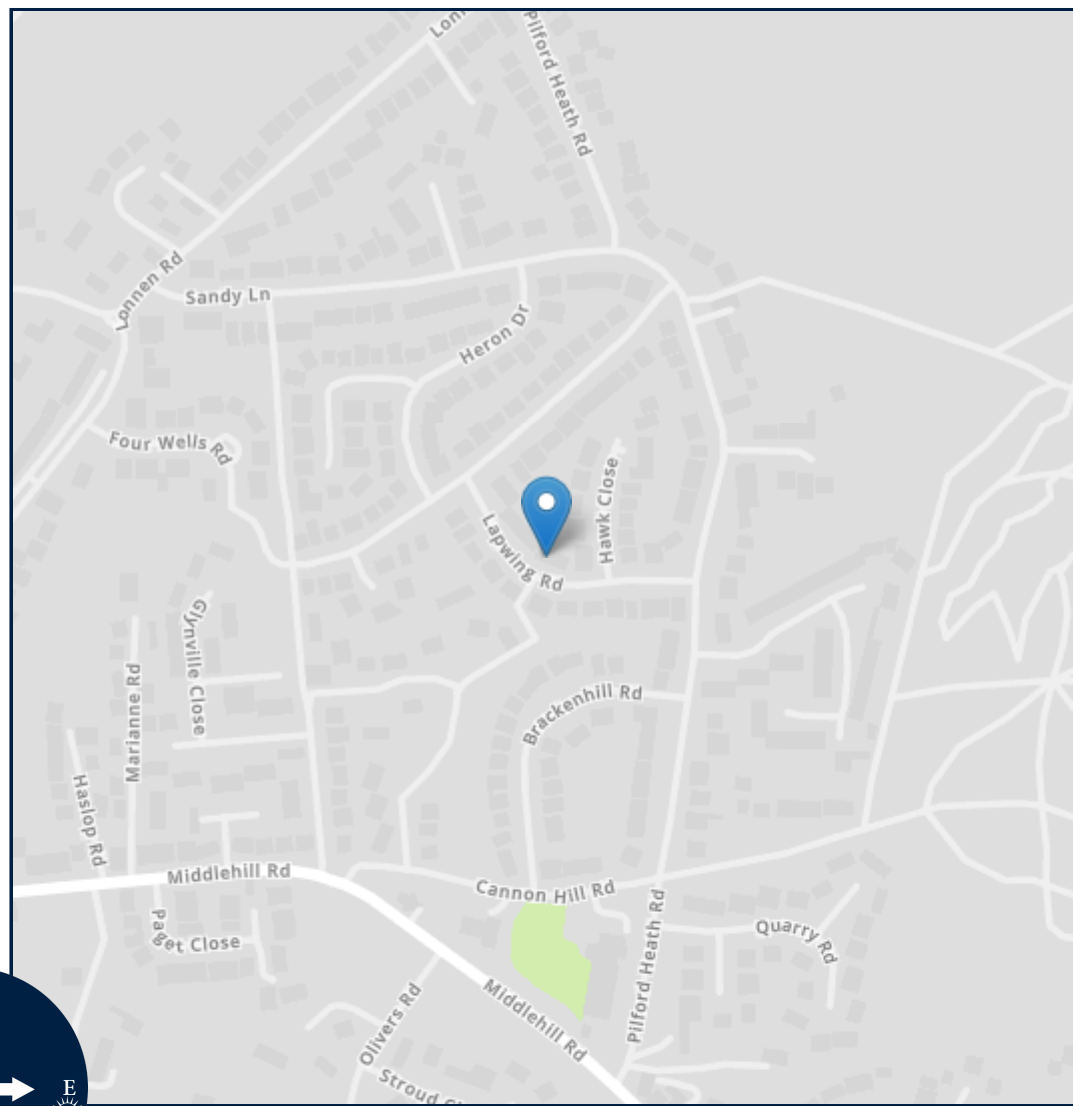
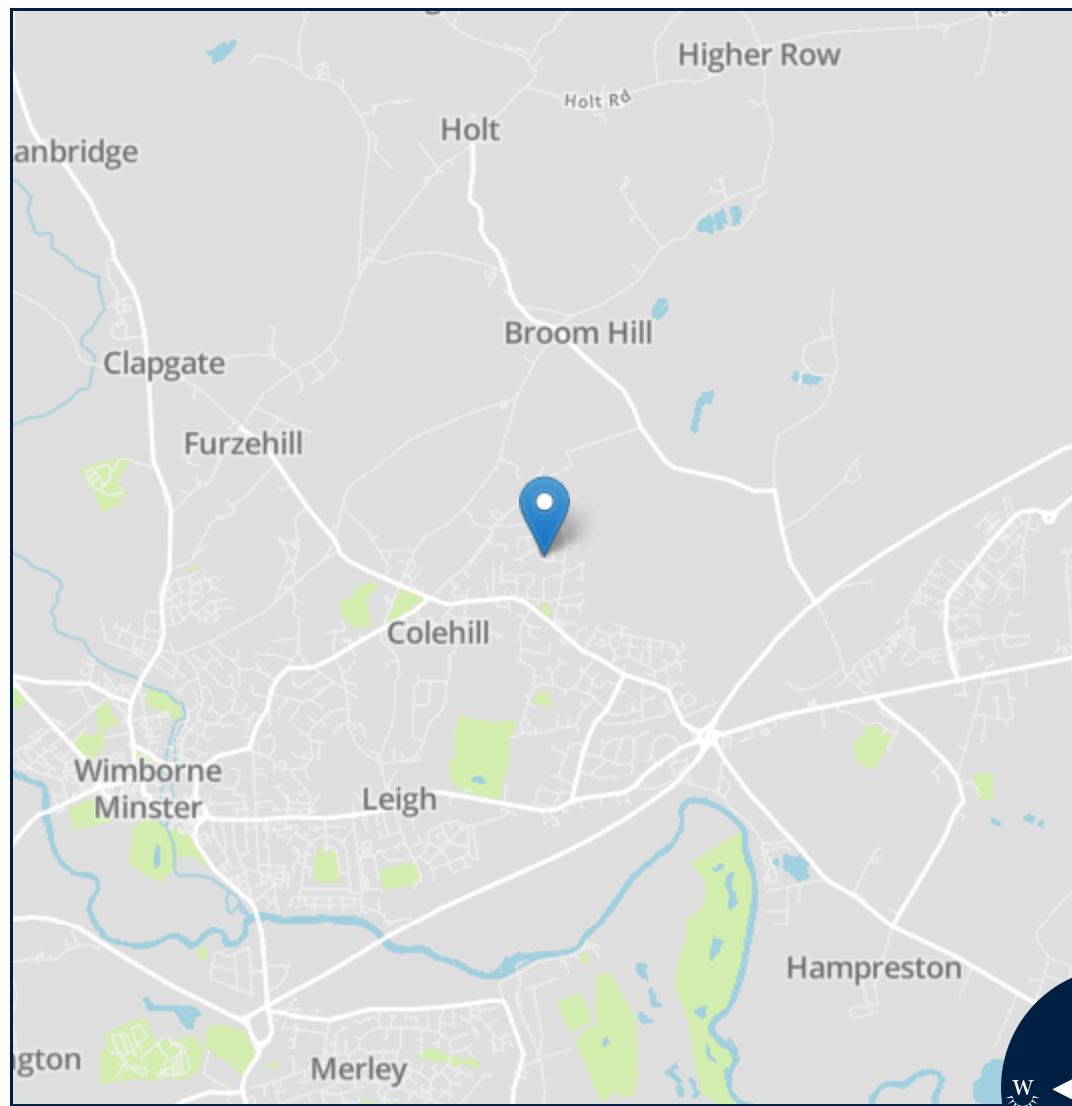
Local Authority: Dorset Council

Council Tax Band: D

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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