



LINEACRE CLOSE, GRANGE PARK, SWINDON

SOLD

GUIDE PRICE £300,000 Freehold

A FANTASTIC FIRST-TIME, UPSIZE OR DOWNSIZE HOME *
MUST BE VIEWED TO BE FULLY APPRECIATED *
LOCATED WITHIN THE SOUGHT AFTER RESIDENTIAL
AREA OF GRANGE PARK * A DETACHED HOME WITH
EXTENSION POTENTIAL (S.T.P.P.) * A 'STONES THROW'
TO LYDIARD COUNTRY PARK * 3 BEDROOMS * A STYLISH

*** ADVANCED VIEWING DATE: SATURDAY 20TH SEPTEMBER 2025 ***

*** A FANTASTIC FIRST-TIME, UPSIZE OR DOWNSIZE HOME *** MUST BE VIEWED TO BE FULLY APPRECIATED *** LOCATED WITHIN THE SOUGHT AFTER RESIDENTIAL AREA OF GRANGE PARK ***

*** A DETACHED HOME WITH EXTENSION POTENTIAL (S.T.P.P.) *** A 'STONES THROW' TO LYDIARD COUNTRY PARK *** 3 BEDROOMS *** A STYLISH KITCHEN / DINING ROOM *** A FULLY ENCLOSED & GENEROUS IN SIZE (WESTERLY FACING) REAR GARDEN WHICH IN TURN PROVIDES A HIGH DEGREE OF PRIVACY *** DRIVEWAY PARKING + GARAGE ***

GRANGE PARK: CLOSE PROXIMITY TO AMENITIES *** SUPERB ACCESS TO BOTH REPUTABLE PRIMARY & SECONDARY SCHOOLS AS WELL AS EXCELLENT ACCESS TO MAJOR ROAD LINKS SUCH AS THE GREAT WESTERN WAY & JUNCTION 16 OF THE M4 MOTORWAY ***

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains


Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



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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	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.