



**Connells**

Lion Drive  
Milborne Port **SHERBORNE**



## Property Description

A well-presented three-bedroom semi-detached home situated in the popular village of Milborne Port.

The ground floor comprises a welcoming lounge, a modern fitted kitchen, and a convenient WC. Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with ensuite, along with a family bathroom serving the remaining rooms.

Outside, the property benefits from a rear garden, ideal for relaxing or entertaining, as well as off-road parking for two cars and a garage, providing ample storage and practicality.

An ideal family home in a desirable village location.

## Entrance Hall

Door to the front, stairs to the first floor and a telephone point.

## Cloakroom

WC, wash hand basin, radiator, extractor fan and the electric consumer unit.

## Lounge

Double glazed window to the front, double glazed french doors to the rear, understairs cupboard, two television aerial sockets and two radiators.

## Kitchen

Double glazed windows to the front, rear and side, fitted kitchen with wall and base units, work surfaces, integrated electric oven and gas hob, plumbing for a washing machine and dishwasher, stainless steel sink and drainer, space for a fridge/freezer, cupboard housing the gas central heating boiler and two radiators.

## Landing

Double glazed window to the rear and a radiator.

## Bedroom One

Double glazed window to the front, fitted wardrobes and a radiator.

## Ensuite

Double glazed window to the front, shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, shaver point and an extractor fan.

## Bedroom Two

Double glazed window to the front, fitted wardrobe, radiator and access to the loft which has a ladder and is boarded.

## Bedroom Three

Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the rear, bath with a shower over, wash hand basin with vanity unit, extractor fan, shaver point and a heated towel rail.

## Rear Garden

The rear garden has a paved seating area with a pergola over, area laid to lawn, raised bed to the rear, gate to the side, small shed and gravel area behind the garage, outside tap and an electric charger point.

## Garage

Up and over door, power, lighting and storage in the roof space.

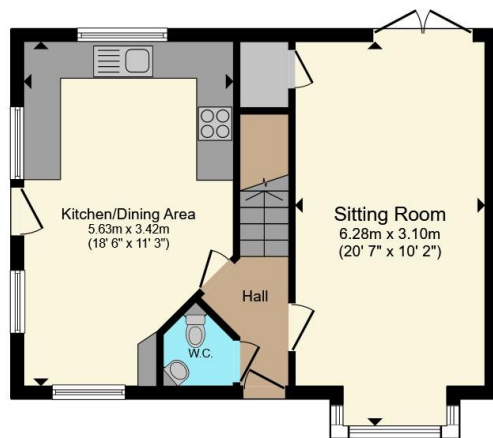
## Parking

Two allocated parking spaces.

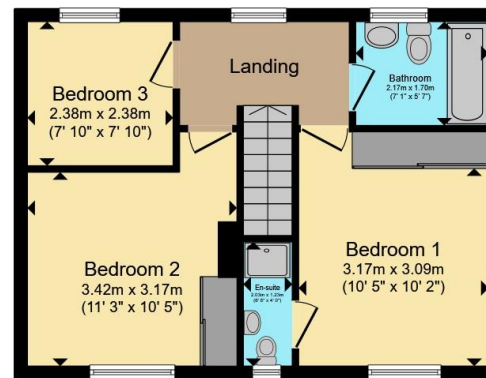




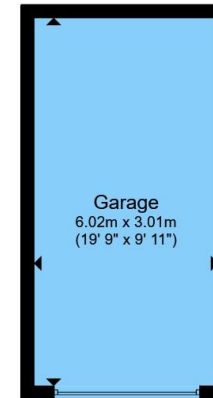




**Ground Floor**



**First Floor**



**Garage**

Total floor area 103.9 m<sup>2</sup> (1,119 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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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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