



35 Lomond Close, Sparcells, Swindon, Wiltshire, SN5 5FD

£179,000



Swindon Homes are pleased to market this well presented two bedroom mid terraced property situated in a quite cul-de-sac in Sparcells Swindon. The accommodation comprises; entrance hall, lounge, kitchen / diner, two bedrooms and family bathroom. Further benefits include gas central heating [ with two year old boiler], uPVC double glazed windows and doors [ under five years old], enclosed rear garden with rear access and allocated parking for one car to front of property. There are local amenities near by such as bus routes, shops and schools. There is also easy access to the A419 or M4 if required.

#### **Parking To Front.**

There is allocated parking to the front of the property for on car. Within the cul-de-sac there is also plenty of off road parking available also.

#### **Entrance Hallway**

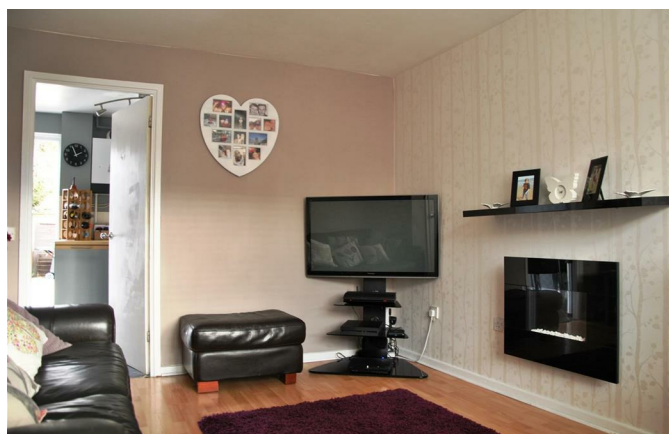
4'4" x 4'5" (1.32m x 1.35m)

uPVC half glazed entrance door, radiator, laminate floor, stairs to first floor, door to lounge.

#### **Lounge**

13'5" x 8'3" increasing to 10'7" (4.09m x 2.51m increasing to 3.23m)

uPVC double glazed window with fitted blinds to front aspect, radiator, wall mounted flame effect electric fire, laminate flooring, door to kitchen.





### **Kitchen / Diner**

7'9" x 13'2" (2.36m x 4.01m)

uPVC double glazed window with fitted blinds and half glazed uPVC door to rear aspect. A modern fitted kitchen with a selection of units at both eye and base level, matching rolled top work surface and part tiled walls, stainless steel single bowl sink unit, integrated gas hob with electric fan oven under and extractor over, space and plumbing for washing machine and dishwasher, space for fridge / freezer, wall mounted two year old Potterton gas boiler [ with five year warranty ] under stairs storage cupboard, space for family sized dining table and chairs.

### **Stairs to First Floor**

landing 6'09" x 2'92" (landing 2.06m x 0.61m)

Stairs from entrance hall to first floor landing, access to insulated and part boarded loft space by loft ladder, doors to both bedrooms and family bathroom.

### **Family Bathroom**

6'6" x 6'6" (1.98m x 1.98m)

uPVC opaque double glazed window with fitted blinds to rear aspect. A modern white bathroom suite comprising panelled bath with Triton electric shower over, shower curtain, pedestal wash basin, low level WC, radiator, part tiled walls, tiled floor, door to landing.

### **Bedroom One**

12'5" x 9'8" additional 3'7" x 3'4" (3.78m x 2.95m additional 1.09m x 1.02m )

uPVC double glazed window with fitted blinds to front aspect, radiator, door to landing.



### **Bedroom Two**

10'3" x 6'8" (3.12m x 2.03m)

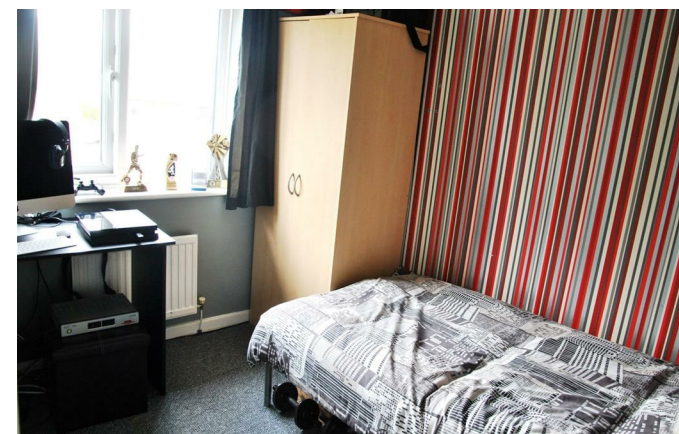
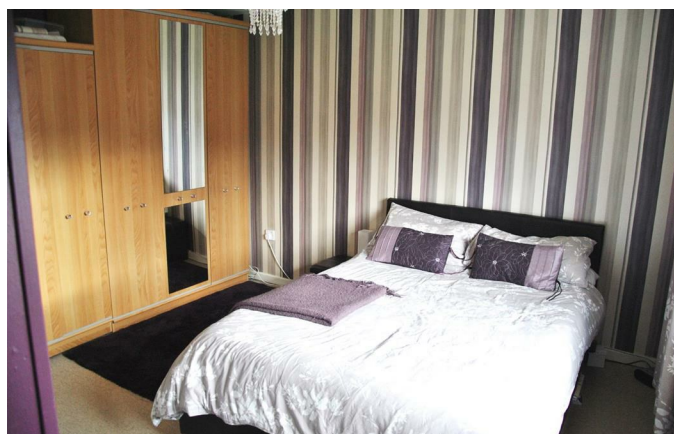
uPVC double glazed window to rear aspect, radiator, access to insulated loft space, door to hallway.

### **Rear Garden**

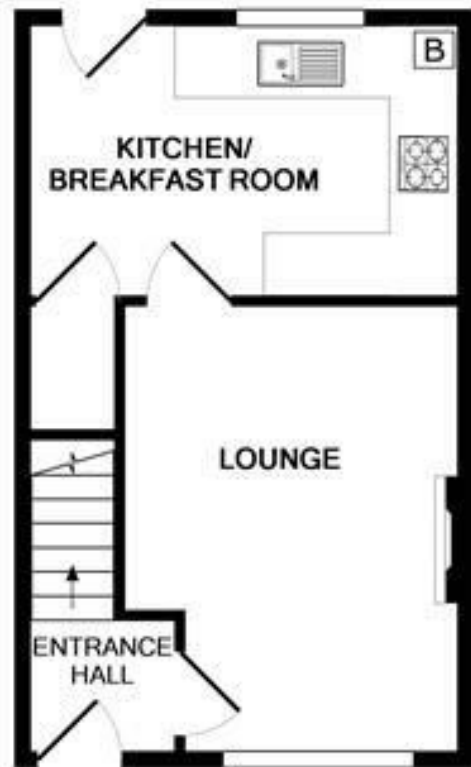
30' x 14' (9.14m x 4.27m)

Decked area to back of property, out side tap, garden shed, Cotswold stone chippings, decking to rear of garden, back gate, all enclosed with wooden fencing.

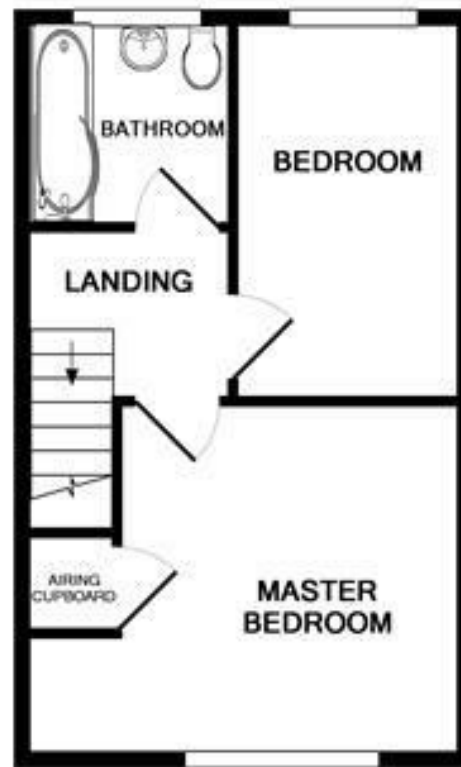








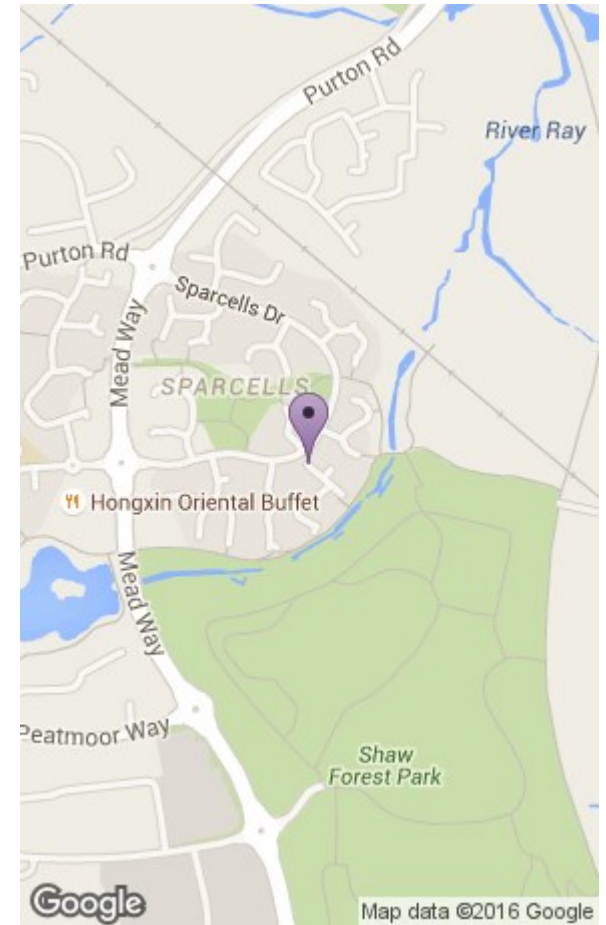
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	