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**LOCK & KEY**  
*Estate Agents*



## 76 Linnet Lane , Melksham, SN12 7FU

Lock and Key independent estate agents are pleased to offer this attractive four bed detached property situated in a cul-de-sac convenient to amenities including the highly thought of Forest & Sandridge school going out on the eastern side of the town built by Persimmon homes to their favoured Calne design. The accommodation is arranged over two floors and comprises an entrance hall, cloakroom, dual aspect living room with double doors opening into a lovely garden, a fabulous kitchen / dining room and useful utility. On the first floor there are four bedrooms, an en suite and a family bathroom. Additional features include gas heating and double glazing. Externally there is an enclosed size rear garden, parking and a garage. Viewing is strongly recommended.

£365,000

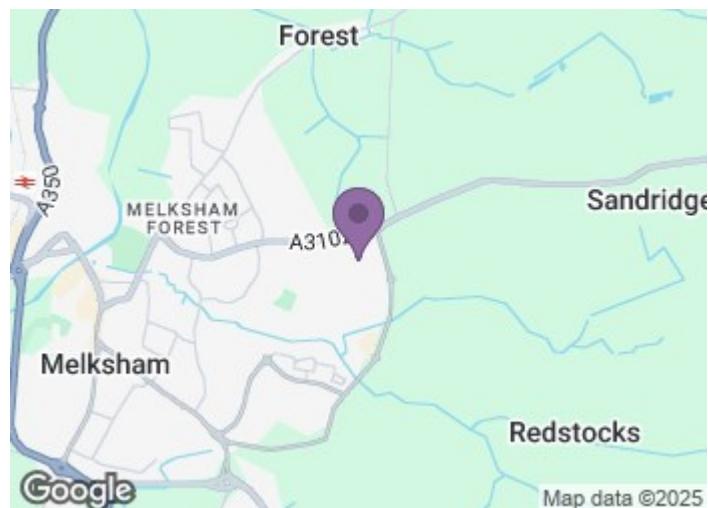
# 76 Linnet Lane

, Melksham, SN12 7FU



- Attractive, Detached Family Home
- Beautiful 20 Ft Kitchen / Dining Room
- Garage & Drive Parking
- Good Access To Schools & Amenities
- Pleasantly Tucked Away
- Lovely 20Ft Dual Aspect Living Room
- Double Glazing & Gas Heating
- Cloakroom, Bathroom, Useful Utility
- Four Bedrooms & En-Suite
- Enclosed Rear Garden

## Situation



## Directions



## Floor Plan

### Linnet Lane, Melksham, SN12 7FU

Approximate Gross Internal Area  
Main House = 114 sq m (1222 sq ft)



© Meyer Energy 2025. Drawn to RICS guidelines. Not drawn to scale.

Plan is for illustration purposes only. All features, door openings, and window locations are approximate.

All measurements and areas are approximate and should not be relied on as a statement of fact.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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