



## 110 Linnet Lane , Melksham, SN12 7FU

Lock and Key independent estate agents are pleased to offer this attractive and truly immaculate four bed detached property tucked away and built by Charles Church to their Yarmouth design situated convenient to amenities including the highly thought of Forest & Sandridge school (Outstanding Ofsted) going out on the eastern side of the town. Based on two floors the accommodation comprises, an entrance hall, cloakroom, a dining room, living room, a lovely fitted kitchen and a 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 parking and an (EV Charger) leading to the garage, side access to a lovely south facing enclosed rear garden. Viewing is strongly recommended.

**£360,000**

# 110 Linnet Lane

, Melksham, SN12 7FU



- Attractive & Truly Immaculate
- Welcoming Hall, Cloakroom, Useful Utility
- Lovely Enclosed South Facing Rear Garden
- Viewing Strongly recommended
- Detached & Privately Tucked Away
- Four Bedrooms
- Garage & Parking
- Built By Charles Church To Their Yarmouth Design
- En-Suite & Family Bathroom
- Double Glazing & Gas Heating

## Situated



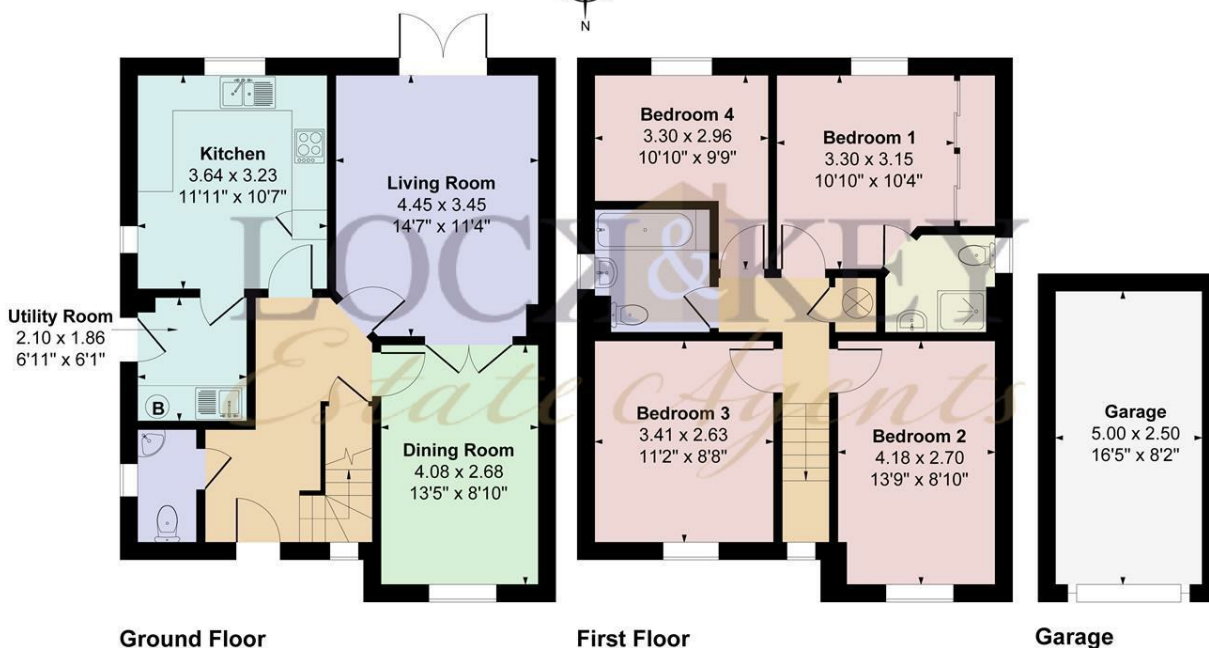
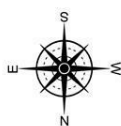
## Directions



## Floor Plan

### Linnet Lane, Melksham, SN12 7FU

Approximate Gross Internal Area  
 Total = 125 sq m (1346 sq ft)  
 Main House = 112 sq m (1211 sq ft)  
 Garage = 13 sq m (135)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 firm's 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	