



3 Langton Crescent, Blandford Forum, Dorset, DT11 7EP





An Immaculately Presented 3 Bedroom End-Of-Terrace House Having Been Extended On The Ground Floor To Create A Kitchen/Dining/Family Room. The Property Benefits From A Cloakroom, Modern Bathroom & Vendors Suited

Entrance Porch - Composite part glazed door to front, window to front and side aspect, tiled flooring, smooth set ceiling

Hallway - Stairs to first floor, electric consumer unit, radiator, tiled flooring, smooth set ceiling

Cloakroom - Vanity wash hand basin with storage under, low level WC, window to front aspect, tiled flooring, smooth set ceiling with recessed lighting

Living Room 12'4" (3.76m) x 11'8" (3.56m)- Window to front aspect, gas fire place set in stone surround and hearth, TV point, telephone point, radiator, laminate flooring, smooth set ceiling

Kitchen/Dining/Family Room 20'1" (6.12m) x 19'3" (5.87m)- Open plan with white gloss fronted base and wall units providing cupboard and drawer storage, eye level Hotpoint electric oven, 5 ring gas hob with extractor hood over, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, centre island with ceramic sink with mixer tap, by-folding doors to rear garden, window to side aspect, 2 velux windows, 2 radiators, TV point, telephone point, tiled flooring, smooth set ceiling with recessed lighting

Landing - Airing cupboard housing hot water tank, access to roof space, smoke alarm, smooth set ceiling

Bedroom 1 11'7" (3.53m) x 10'6" (3.2m)- Wardrobes with sliding doors, window to front aspect, TV point, radiator, smooth set ceiling

Bedroom 2 11'9" (3.58m) x 9'3" (2.82m)- Window to rear aspect, radiator, smooth set ceiling

Bedroom 3 8'10" (2.69m) x 8'5" (2.57m)- Window to front aspect, TV point, radiator, smooth set ceiling

Bathroom - White suite comprising corner shower enclosure with recessed controls, roll top bath with centre mixer taps, vanity wash hand basin with storage under, WC with concealed cistern, tiled splash-backs, obscure glazed window to rear aspect, radiator, extractor fan, tiled flooring, smooth set ceiling with recessed lighting

Outside - Paved area to side of property, path leading to front door, remainder being laid to lawn with shrub beds and being partly bounded by timber fencing. Fully enclosed rear garden being bounded by timber fencing, predominately laid to lawn with well stocked shrub borders, path leading to gate for rear access and to workshop/shed (light and power, with doors to front and rear), timber decking area, raised fish pond

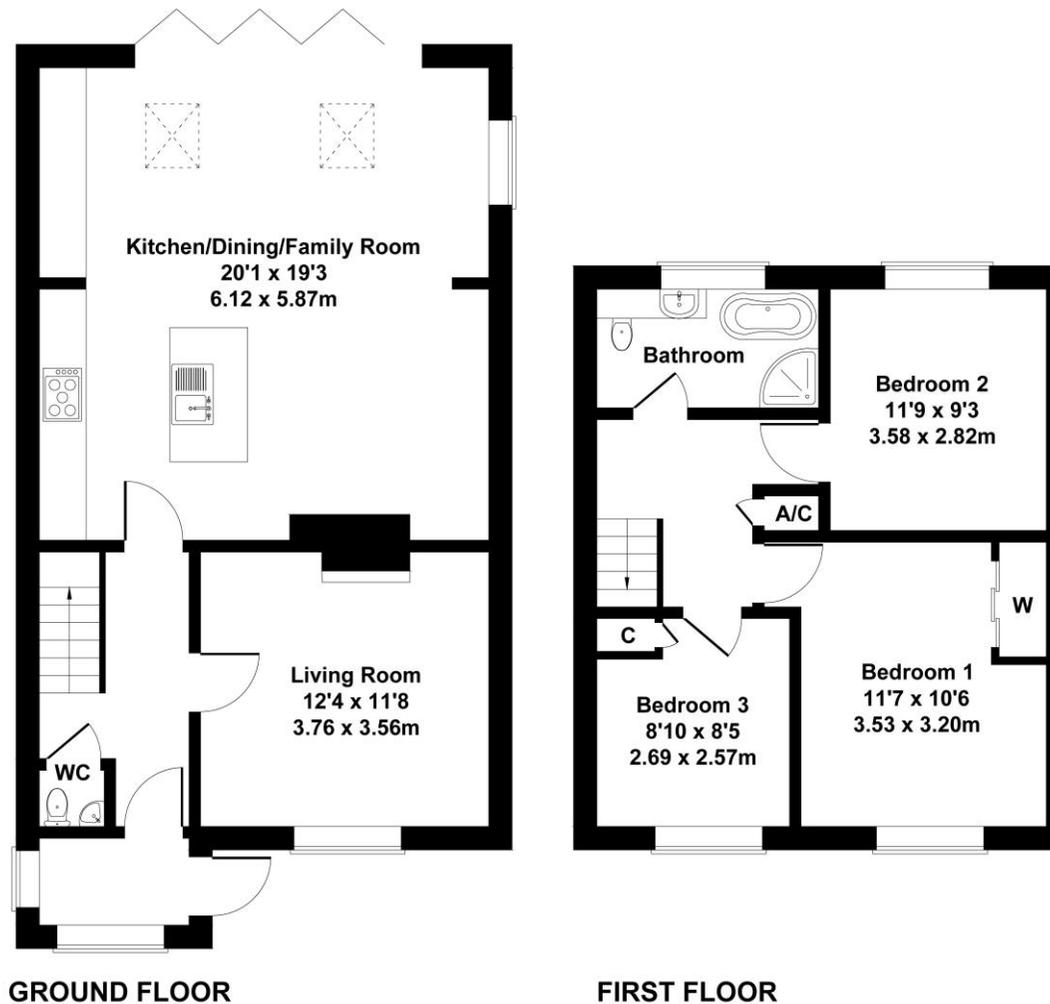


£350,000 Freehold

3 Langton Crescent

Approximate Gross Internal Area

1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating - C

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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