

**PRIMARY**  
Tel: 01793 641 641

**HOMES &  
LETTINGS**

**68 Fairlawn  
Liden, Swindon, Wiltshire SN3 6EU**



# 68 Fairlawn, Liden, Swindon, SN3 6EU

- Five Bedroom Detached House
- Living Room & Dining Room
- Kitchen & Utility Room
- Family Room
- En-Suite & Bathroom
- Double Integral Garage
- Private Gardens
- Driveway Parking For Several Vehicles
- Sought After Location
- Available From 18.03.24

**£2,000 PCM**



We are delighted to offer this well presented and spacious five bedroom detached house located in the sought after area of Liden within easy access to all local amenities, schools, Great Western Hospital and transport links such as the A419 and M4 motorway. The accommodation comprises of entrance porch, hallway, cloakroom, living room, dining room, kitchen, utility area, family room, master bedroom (with en-suite shower), four further bedrooms and family bathroom. Property also benefits from a large and private rear/side garden, double integral garage, driveway parking for several vehicles, gas central heating and uPVC double glazing. Must be viewed.

#### **Entrance Porch**

uPVC sliding door. Tiled flooring. Double doors to entrance hallway.

#### **Entrance Hallway**

Stairs to first floor. Storage cupboard. Two radiators.

#### **Cloakroom**

White suite comprising of wash hand basin and low level W.C. Part tiled walls. Radiator.

#### **Living Room**

uPVC window to front elevation. uPVC door to side garden. Gas fireplace. Two radiators.

#### **Dining Room**

uPVC sliding door to rear garden. Radiator.

#### **Kitchen**

uPVC to rear elevation. Range of wooden wall and base units with rolled edge worktops over. Stainless steel sink and drainer with mixer tap. Built in single oven. Five burner gas hob with extractor over. Integral fridge/freezer and dishwasher. Part tiled walls. Laminate flooring. Radiator.

#### **Utility Area**

Wall and base units with rolled edge worktop over. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Part tiled walls. Laminate flooring. Under stairs cupboard.

#### **Family Room**

uPVC sliding door to garden. uPVC door to side elevation. Laminate flooring. Radiator. Door to garage.

#### **Double Integral Garage**

Electric roller doors. Light and power. Door to rear garden and family room.

#### **First Floor**

#### **Landing**

Airing cupboard. Radiator.

#### **Bedroom One**

uPVC window to front elevation. Range of built in wardrobes.

#### **En-Suite**

Obscured uPVC window to front elevation. White suite comprising of walk in shower, vanity unit with wash hand basin and low level W.C. Part tiled walls. Tiled flooring. Radiator.

#### **Bedroom Two**

uPVC window to front elevation. Built in wardrobes. Storage cupboard. Vanity unit with wash hand basin. Radiator.

#### **Bedroom Three**

uPVC window to rear elevation. Built in wardrobe. Radiator.

#### **Bedroom Four**

uPVC window to rear elevation. Built in wardrobe. Radiator.

#### **Bedroom Five**

uPVC window to rear elevation . Radiator.

#### **Bathroom**

Obscured uPVC window to rear elevation. White suite comprising of panelled bath, walk in shower, vanity unit with wash hand basin and low level W.C. Part tiled walls. Tiled flooring. Radiator.

#### **Outside**

#### **Front**

Driveway parking for several vehicles. Lawned area with flowerbeds and shrubs. Enclosed and private by mature trees and hedging. Gated access to side and rear garden. Outside lights.

#### **Side & Rear Garden**

Very private garden with mature trees and hedging. Mostly laid to lawn with shrubs and fruit trees. Patio area. Summer house. Greenhouse.

#### **Tenant Information**

Length of Tenancy: Long term let with initial tenancy agreement of 6 months

Council: Swindon Borough Council

Tax Band: F

#### **Photographs**

Please note that photos were taken prior to the current tenants moving into the property.

#### **Sizes**

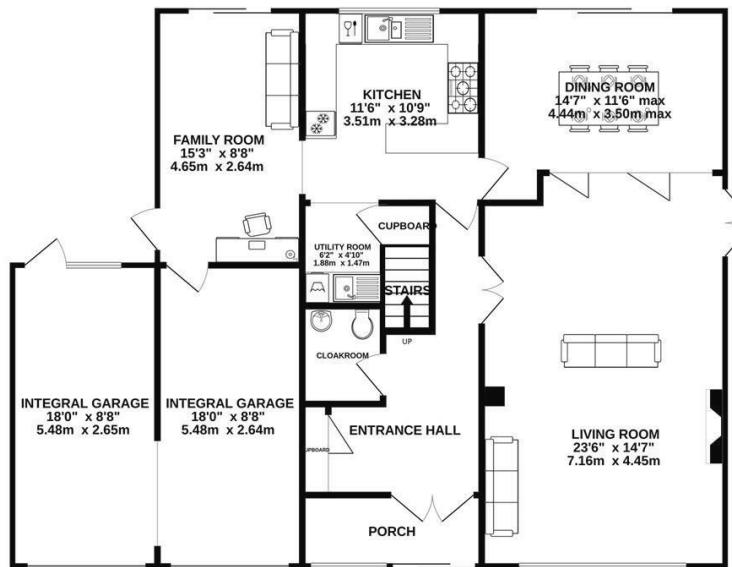
Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

#### **Viewings**

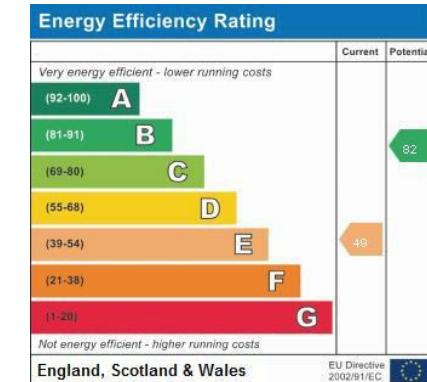
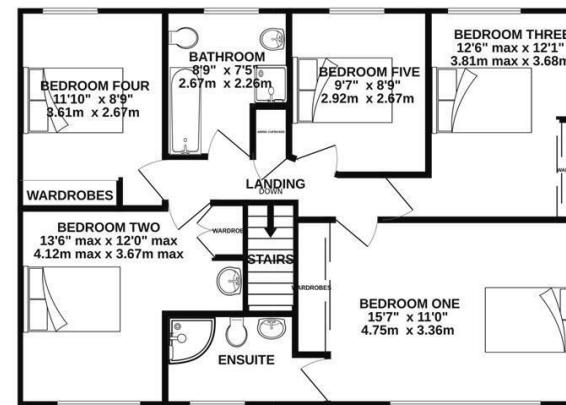
Strictly via our Swindon office telephone (01793) 641641.



GROUND FLOOR  
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 2079 sq.ft. (193.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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