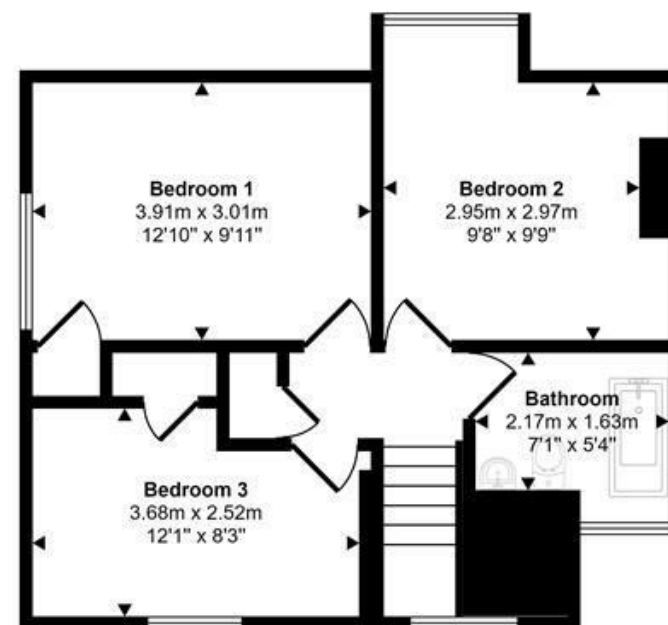


Ground Floor
Approx 46 sq m / 498 sq ft

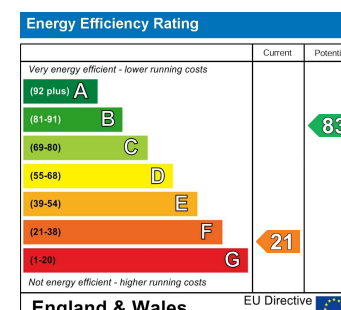


First Floor
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Platts Lydlinch

**Guide Price
£260,000**

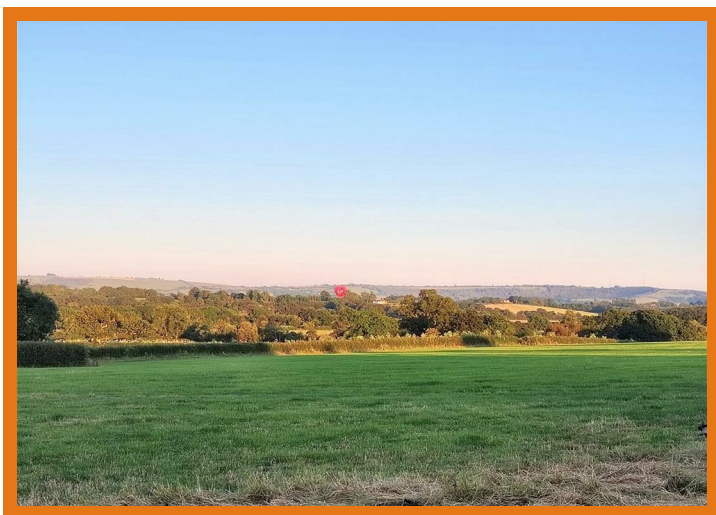
Situated at the top of a peaceful cul-de-sac in the small village of Lydlinch, this three-bedroom semi-detached home offers the ideal blend of space, location, and future potential—perfect for growing families or anyone looking to put their personal stamp on a forever home.

Step inside to a bright and generously sized sitting/dining room, complete with an open fireplace that adds warmth and charm—just the spot for relaxed evenings or weekend movie nights. The kitchen is practical and well laid out, with plenty of room to upgrade and redesign into the modern family hub you've always wanted. A rear lobby leads to a convenient WC and a separate store room, offering exciting potential to convert into a downstairs shower room, utility room, or even a small home office—ideal for busy family life. Upstairs, the home offers three spacious double bedrooms, each enjoying lovely countryside views, including open fields that stretch out behind the property. There's also a family bathroom, and with the electrics recently updated, you've got a solid base to build from.

Outside, the generous rear garden is a real highlight—backing onto fields and offering ample space for children to play, pets to roam, or for future landscaping projects. Whether you're dreaming of a play area, a vegetable patch, or simply somewhere to relax and soak up the peaceful surroundings, this garden delivers.

Located between Sturminster Newton and Stalbridge, Lydlinch offers a strong sense of community, countryside charm, and easy access to local schools, amenities, and transport links. With no onward chain, this home is ready when you are—whether you're upsizing, relocating, or investing in a family-friendly lifestyle.

This is a home with heart, space, and potential—don't miss your chance to make it your own.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a good sized and welcoming entrance hall with stairs rising to the first floor and doors leading off to the kitchen and sitting/dining room. There is also a large storage cupboard. The combined sitting and room has a door with windows either side opening to the rear garden and takes in some delightful views over the Dorset countryside and the rear garden. Adding character and warmth to the room is the open fireplace with a tiled surround.

The kitchen overlooks the front garden and there is an obscured high level window to the side elevation that provides extra natural light. It is fitted with floor cupboards, separate drawer unit and eye level cupboards with open ended display shelves. You will find a good amount of work surfaces with a tiled splash back and a stainless steel sink and drainer. There is space for

appliances and the Rayburn with plate and ovens provides cooking facilities and the hot water. From the kitchen there is access to the side lobby where there is a door to the store and to the WC. There is also an external store attached to the back of the WC, which has scope to develop into a downstairs shower room or bathroom.

First Floor

Stairs rise and return, with window to the front part way up, to the landing. Here you will find access to the loft space., doors to the airing cupboard housing the hot water cylinder, bedrooms and bathroom. There are three generously sized bedrooms, all with a degree of rural outlook, two with built in wardrobes and one with an open fireplace with a tiled surround. The bathroom is fitted a suite consisting of a wall mounted wash hand basin with tiled splash back, a WC and an enamel bath with tiled splash back and an electric shower above.

Outside

Parking and Gardens

There is communal parking in front of

the property. The property is approached from the close via a picket gate, which leads to the front door. A further gate opens to a path and front garden. This is laid to lawn with shrub and flower beds and provides parking for two cars. The path continues along the side of the house to the rear garden, which is mostly laid to lawn and offers a blank canvas for one's own landscaping design. The garden is of a good size, mostly enclosed and enjoys a south easterly aspect backing onto fields.

Useful Information

Energy Efficiency Rating F
Council Tax Band C
uPVC Double Glazed
Open Fire in the Sitting/Dining Room
Mains Drainage
Freehold
No Onward Chain

Directions

Postcode - DT10 2HX
What3words - articulated.debut.messaging

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.