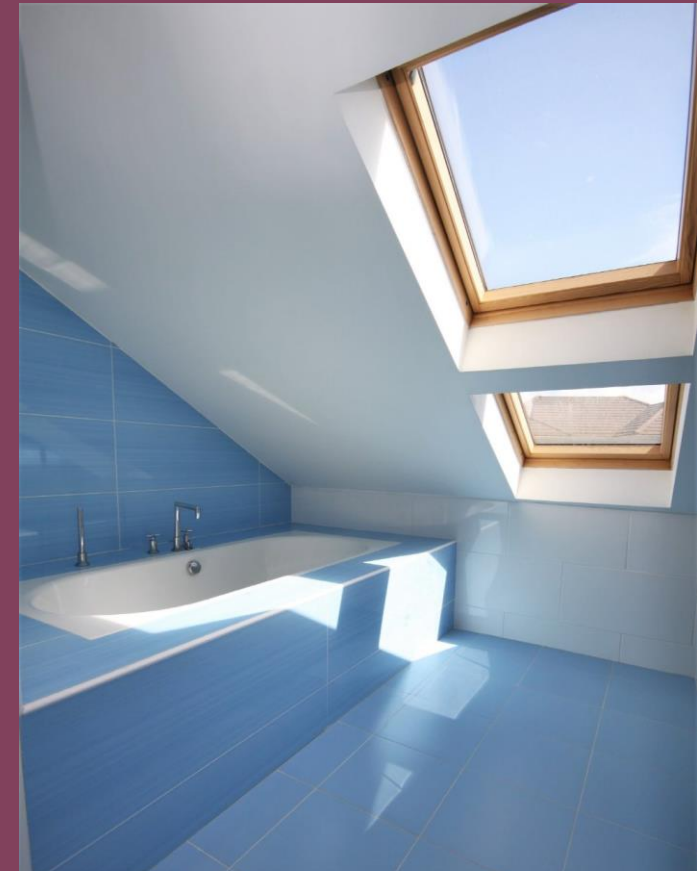




55 Leafy Lane, Whiteley PO15 7HL
Asking Price £599,995

Walker & Waterer are delighted to offer for sale this unique extended family home enjoying an elevated corner plot in the highly desirable Leafy Lane location of Whiteley. The spacious accommodation of over 2700 sq.ft has been extended to include four generous reception rooms alongside the kitchen/breakfast room, five double bedrooms, two boasting en-suite shower rooms & a spacious modern family bathroom. The outside space doesn't disappoint either with vast driveway parking, 18' x 11' garage & landscaped gardens.

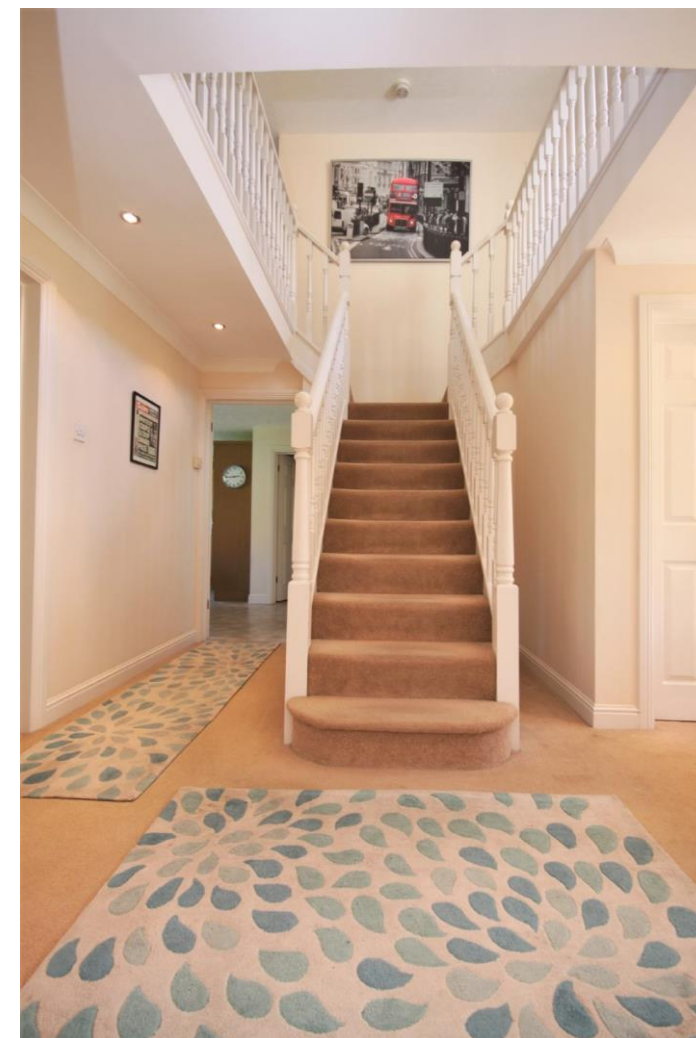
Leafy Lane is a sought after location in the village of Whiteley, the M27 & A27 are easily accessible as are Swanwick train station and Southampton Airport. The shopping centre providing a variety of high street shops & eateries is around a 25 minute walk away with short cuts through woodland and around the picturesque ponds. Also within walking distance is the renowned Skylark Golf & Country Club with 18 hole golf course, spa, gym, swimming pool and restaurant. Cornerstone Primary School is just around the corner as is one of the coach stops to & from Henry Cort Community College.





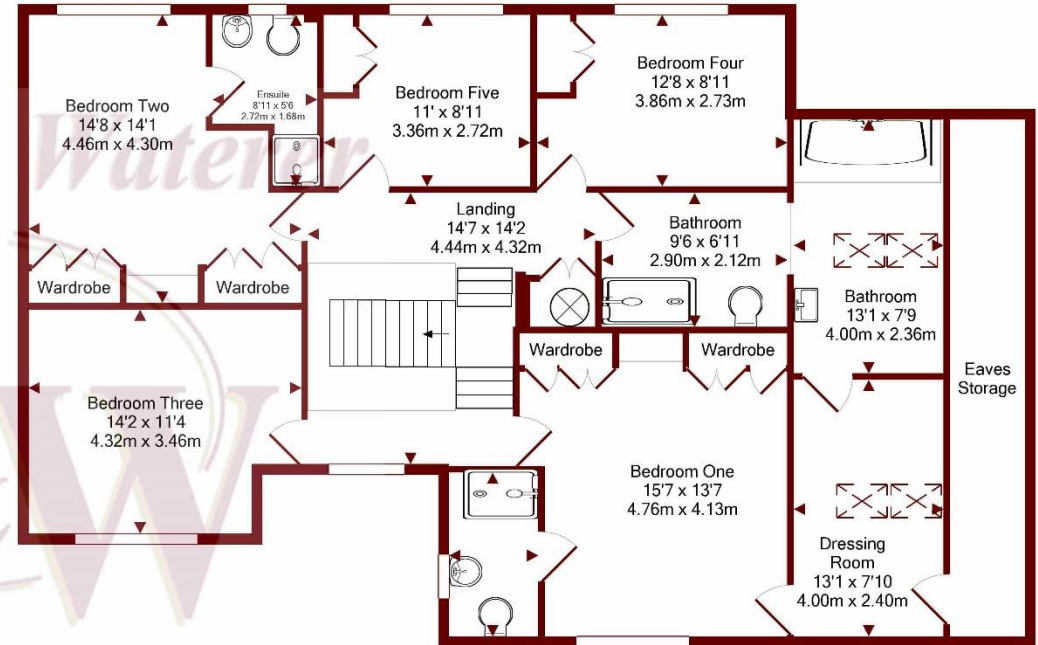
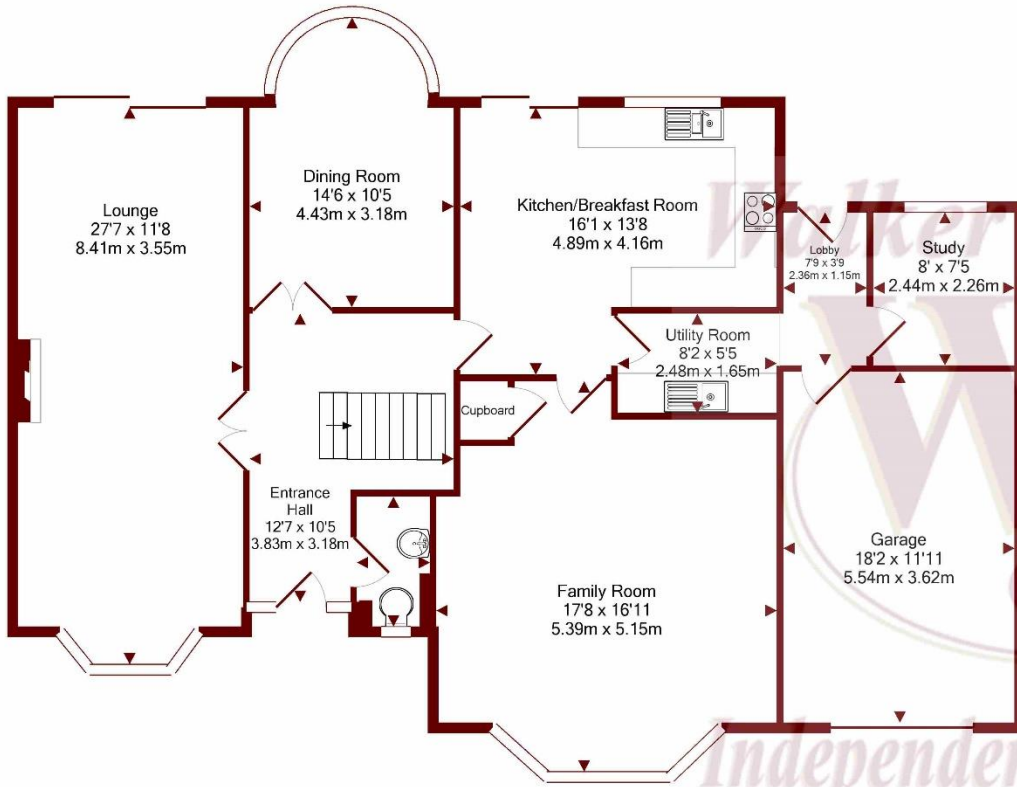
55 Leafy Lane, Whiteley PO15 7HL

- Highly Impressive Extended & Improved Family Home Sat on Enviably Corner Plot
- Sought After Leafy Lane Location
- Spacious Accommodation Across 2,700 Sq.Ft.
- Bright & Airy Dual Aspect Lounge Featuring Centre Piece Fireplace
- Generous Family Room with Bay Window to Front
- Kitchen/Breakfast Room & Separate Utility Room
- Dining Room Enjoying a Bandstand Bay Window
- Study and Rear Lobby Access into the Garage
- Ground Floor Cloakroom
- Welcoming Entrance Hallway Leading up to Split Level Galleried Landing
- Master Suite Boasting Dressing Room & En-Suite Shower Room
- Four Further Double Bedrooms, Three Benefitting From Built in Wardrobes
- En-Suite to Second Bedroom
- Impressive Modern Four Piece Family Bathroom with Velux Windows
- Plenty of Storage Throughout
- Solar Panels to Heat Hot Water
- Ample Driveway Parking for Numerous Vehicles Leading up to Garage
- Landscaped Rear Garden Offering 'In Our Opinion' A Good Degree of Privacy









1st floor
Approx. Floor
Area 1307 Sq.Ft.
(121.4 Sq.M.)

Ground floor
Approx. Floor
Area 1436 Sq.Ft.
(133.4 Sq.M.)

Total Approx. Floor Area 2743 Sq.Ft. (254.8 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+ plus) A		
(81 - 91) B		
(69 - 80) C	71	74
(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	



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Viewings strictly by appointment

Skylark Golf & Country Club

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