

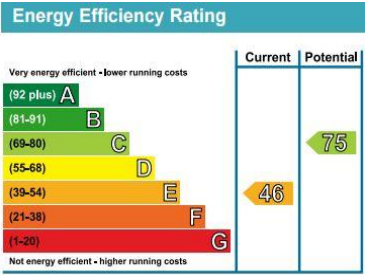
## £665,000

19 Montserrat Road, Lee-On-The-Solent, PO13 9LT

**DRAFT DETAILS :** We are awaiting verification from the Vendor that these details are correct



- Detached Family Home
- Four Bedrooms
- Lounge
- Kitchen
- Sun Room
- Dining Room & Breakfast Room
- Drawing Room
- En Suite to Master Bedroom
- Studio
- Garage
- Enclosed Rear Garden
- Energy Efficiency Rating: E/46



Property Reference : L2035

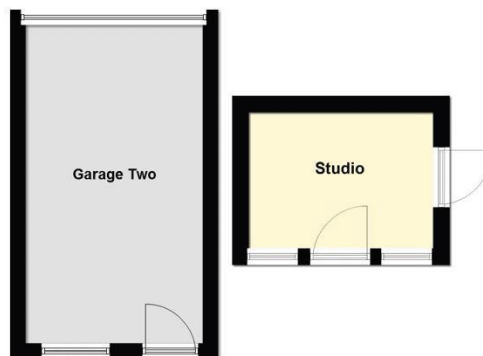
Council Tax Band: F

Floor Plans ( For illustrative purposes and not drawn exactly to scale)

Ground Floor



First Floor



## The Accommodation Comprises: -

### Porch: -

5' 4" x 9' 11" (1.62m x 3.02m)

Glazed panelled roof, windows overlooking garden and main front door, tiled flooring, internal sash window providing light to living room, internal part-glazed door, leading to:

### Lounge: -

14' 2" x 11' 7" (4.31m x 3.53m)

Coved ceiling, dado rail, radiator, door to hallway, high skirting boards, feature fireplace with ornate shelving with granite hearth, ceramic tiled.



### Hallway: -

Stairs to first floor with understairs storage cupboard, radiator, high ceiling with coving, dado rail, doors to primary rooms.

### Drawing Room: -

17' 9" x 15' 5" (5.41m x 4.70m)

Bay to rear aspect with central door leading to rear garden with matching windows to either side, ceiling rose and coving, dado rail, two radiators, serving hatch to kitchen, panelled door, wall light, central chimney breast with marble surround and hearth, built-in dressers to either side with range of shelving and mirrors, one incorporating wine rack and drawer, high skirting boards.



### Dining Room: -

16' 7" into bay window x 15' 6" (5.05m x 4.72m)

Coved ceiling with rose, marble surround fireplace with arched inlay and hearth with exposed brick, built in feature alcove bookcase, sash style window to front aspect overlooking garden, high skirting boards, two radiators, wall lights, door to:-



### Garage/ Hobbies Room: -

18' 1" x 8' 5" (5.51m x 2.56m)

Double skinned construction, insulated and skimmed plastered with tiled flooring, remote control sectional and insulated roller up and over door, stable style door with windows to either side leading to rear courtyard, power points, fluorescent tube lighting.



## **Cloakroom: -**

Close coupled W.C, wall mounted wash hand basin with mixer tap, window to side aspect, mirror, light and shaver point.

## **Kitchen: -**

11' 8" x 11' 0" (3.55m x 3.35m)

Fitted with a range of matching wall and floor units with work surface over, stainless steel sink and drainer with mixer tap, chimney breast with space for range style cooker incorporating lighting over, dresser style unit with matching doors and handles with work surface over, serving hatch to drawing room, two wall mounted units over with glazed fronted doors, spice rack and spice drawers, radiator, space for washing machine, space for free standing fridge/freezer, double glazed window to side aspect, glazed panelled door leading to:



## **Breakfast Room: -**

11' 8" x 11' 0" (3.55m x 3.35m)

Sash style window to side aspect, twin wooden framed doors with narrow window to one side leading to sun lounge with further window to one side, high level shelf, power points, built-in storage cupboard with storage space over housing 'Baxi' boiler supplying domestic hot water and central heating with hot water cylinder and pump system (not tested), wood laminate flooring.



## **Sun Room: -**

11' 4" x 7' 6" (3.45m x 2.28m)

Polycarbonate glazed roof, low retaining wall, double glazed wood surround windows to three aspects overlooking garden, tiled flooring, twin doors leading to rear garden, wall lights.



## **Conservatory: -**

8' 2" x 8' 3" (2.49m x 2.51m)

Twin doors leading to courtyard to the front and matching doors with full height windows to the rear leading to the rear garden, polycarbonate glazed roof, tiled flooring.

## **First Floor Landing: -**

Textured and coved ceiling, doors to primary rooms, folding glazed panelled door leading to inner landing, built-in storage cupboard, dado rail, window to side elevation.



### Bedroom One: -

13' 9" x 15' 8" (4.19m x 4.77m)

Sash style bay window to front elevation with views over garden towards St Faith's Church in the distance, matching sash window to side aspect, built in wardrobe, vanity unit, radiator, textured ceiling, access to loft space, cast iron surround fireplace with tiled inlet, door to:

### En Suite Shower Room: -

Ceramic tiled shower cubicle with panelled door, heated towel rail, wall mounted wash hand basin with mixer tap with mirror and light over, close coupled W.C., with twin flush, feature shelf and built in high level cupboard, tiled flooring, extractor fan.

### Bedroom Two: -

17' 11" x 15' 7" (5.46m x 4.75m)

Sash style bay window to rear aspect, two double radiators, central chimney breast with cast iron surround fireplace with ceramic tiled inlay, textured ceiling and coving, wash hand basin with mixer tap and cupboards and shelving under, dado rail.



### Bedroom Three: -

14' 3" x 11' 7" (4.34m x 3.53m)

Twin sash style windows to front elevation, two radiators, corner chimney breast with cast iron surround fireplace and tiled inlay, vanity unit with wash hand basin, mixer tap and cupboard space under, mirror, light over with shaver point, panelled door, power points, textured ceiling and coving.



### Separate Cloakroom: -

Close coupled W.C., wash hand basin, window to side aspect, high level feature book shelves, ceramic tiled to half wall level.

### Feature Bathroom: -

Central bath with mixer tap and separate shower attachment, circular rail and curtain over, ceramic tiling to floor and walls, window to side aspect, close coupled W.C., wash hand basin with mixer tap, mirror and lighting over, heated towel rail.



### Bedroom Four: -

10' 11" x 11' 8" (3.32m x 3.55m)

Built in wardrobes to one side of chimney breast, cast iron surround fireplace with wooden mantle over, two radiators, sash style window to rear elevation, wall mounted wash hand basin with light over, shaver point, textured ceiling and coving, panelled door.



## Outside: -

The rear garden is established with a variety of seating areas, mature trees and bushes, lawn areas and pond. To the front of the property is further enclosed garden with mature trees and bushes. The driveway is accessed through double opening gates.



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