



Marshcourt, Basingstoke, Hampshire, RG24 8UY

Offers Over £400,000

Nestled in a tranquil cul-de-sac in Lychpit, this beautifully presented bungalow offers a spacious layout perfect for family living. Step into the large entrance hall that leads to a spacious living room, two double bedrooms, family bathroom and separate w.c., and the well-appointed kitchen. The living room is filled with natural light from the rear and side windows, complemented by a gas fireplace with live flames and French doors that open up to the garden. The main bedroom, also rear-facing, features built-in wardrobes and a convenient French door for easy garden access. Meanwhile, the second bedroom at the front boasts triple access windows and ample built-in wardrobes. A modern family bathroom with a matching separate w.c. room is centrally located between the two bedrooms. The sleek galley-style kitchen showcases modern wood units, along with built-in oven, hob, and cookerhood. Moving through to the separate dining room, you'll find an additional modern shower bathroom and access to the rear garden. New windows and a heating system, complete with guarantees, have been recently installed throughout the home. Step outside to the fully enclosed rear garden, complete with a spacious patio, a well-maintained lawn area, and a convenient path leading to a rear access gate. At the front of the property, a newly paved driveway offers parking space for two cars, surrounded by gravel borders. Just a short stroll away, you'll find local shops catering to your day-to-day needs. The property is within the catchment area of esteemed schools like Old Basing Infants, St. Mary's Junior, and Binfields School. Chineham Shopping Centre and Basingstoke town centre are easily accessible, providing a range of shopping and recreational opportunities. Commuters will appreciate the property's convenient location near junction 6 of the M3 and the mainline station, offering a swift commute to London Waterloo in about 45 minutes. Property Details: Location: Lychpit, Basingstoke Bedrooms: 2/3 Bathrooms: 2 Parking: Driveway for 2 cars Tenure: Freehold EPC Rating: C Don't miss the chance to call this charming bungalow your own! Join us for an Open Day on Saturday, 27th April. Contact us now to secure your private viewing appointment. Offered for sale by: Loddon Properties





- TWO/THREE DOUBLE BEDROOM BUNGALOW
- KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM/BEDROOM THREE
- TWO MODERN BATHROOMS
- SEPARATE CLOAKROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- PRIVATE ENCLOSED GARDEN
- QUIET CUL-DE-SAC LOCATION
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES

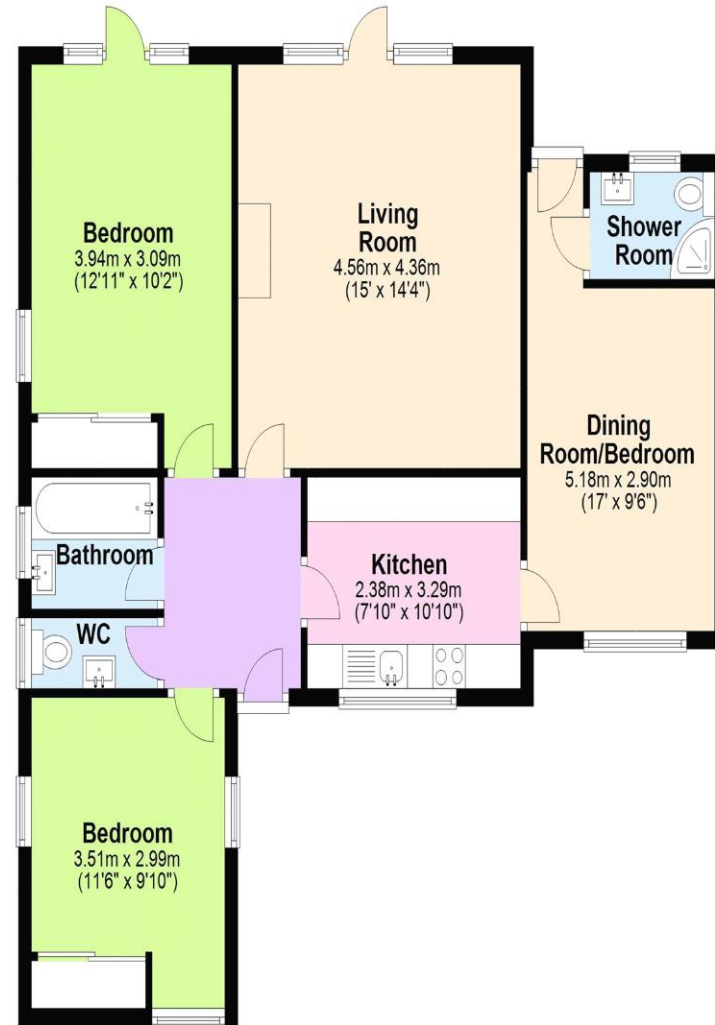


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.

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