



64, Lawn Road, Eastleigh, SO50 4GH
£400,000

A superb extended family home, well planned living accommodation, & off road parking to the frontage. The property is located in a popular family location just a short walk to schools and into the town centre. Open plan kitchen / dining area, with a third reception room off, Formal 12'5" x 12'4" lounge, and ground floor wet room. All three bedrooms upstairs are a good size and served by a modern bathroom suite. Gas central heating & double glazing with a useful outbuilding located in the rear garden.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb. The paving continues down the side of the property to a upvc door giving side access to the property via an entrance porch/ lean to. A composite door with obscure glazed panels opens to

Front Garden

The front garden is laid to block paving providing off road parking for several vehicles.

Entrance Porch 9'0" x 5'6" (2.76 x 1.69)

Smooth plastered ceiling, ceiling light point, access to the roof void, upvc double glazed window to the front aspect, panel radiator, power point and a ceramic glazed tiled flooring.

From here a wooden door with nine obscure glazed panels and crescent window opens to

Entrance Hallway

Smooth plastered ceiling, ceiling light point, panel radiator, useful understairs storage cupboard, telephone point, 'Karndean' style flooring.

Staircase leading to the first floor landing.

Lounge 12'5" x 12'4" (3.78m x 3.76m)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, continuation of 'Karndean' style flooring from the entrance hallway, provision of power points.

The room centres on a log burner stove with slate hearth and focal brick surround. Tall panel heater, telephone point.

Family Area

Providing spacious accommodation and currently divided into separate areas...

Lounge Area 14'11" x 10'10" (4.56 x 3.32)

Smooth plastered ceiling, ceiling light point, continuation of flooring from the entrance hallway, provision of power points and a television point.

From here an opening leads through to the dining area.

Dining Area 12'2" x 10'4" (3.73 x 3.16)

Smooth plastered ceiling, ceiling light point, provision of power points.

Ample space for a dining table.

To one wall gloss fronted cabinets provide useful storage with a heat resistant worksurface and house an integrated 'Neff' microwave.

Natural light is provided by a upvc glazed door to a lean-to.

Upvc double glazed doors gives access to a further reception area / bedroom 4.

Kitchen

Lean to 7'5" x 4'3" (2.27 x 1.31)

Accessed via a upvc glazed door to either side (one from the kitchen and other from the front). Fitted with a polycarbonate roof.

Kitchen Area 12'9" x 12'5" (3.91 x 3.81)

Smooth plastered ceiling, ceiling light point, access to the roof void, upvc double glazed window and upvc glazed door giving direct access onto the rear garden.

Fitted with a two tone kitchen, with gloss fronted cupboard and drawer base units, heat resistant worksurface with an inset corner stainless steel sink unit with drainer and a mono bloc mixer tap, space for a large 'range' style cooker with stainless steel chimney style extractor hood over. Integrated 'Montpellier' dishwasher, space for a further two free standing undercounter appliances, space for a tall fridge / freezer. Ceramic glazed splashback tiling.

Island unit with gloss red cabinets and granite worktop over.

Bedroom 4 / Study 12'9" x 8'6" + recess (3.90 x 2.60 + recess)

A versatile space, which could be adapted to suit the needs of new owners.

Smooth plastered ceiling, ceiling light point, provision of power points, upvc double glazed window and double glazed door giving direct access onto the rear garden

Wet Room 8'9" x 3'7" (2.67 x 1.10)

Smooth plastered ceiling, ceiling light point, wall mounted extractor fan. Chrome heated towel rail, pedestal wash hand basin, close coupled wc, within the shower area are thermostatic shower valves and dual head, tiled to full height in a ceramic glazed tile.

First Floor

The landing is accessed by a turning staircase from the entrance hallway. The landing has a smooth plastered ceiling, ceiling light point, access to the roof void, continuation of flooring from the entrance hallway.

Bedroom 1 10'10" x 9'3" (3.31 x 2.84)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points.

Using the chimney breast recess are fitted wardrobes providing a good degree of hanging rail and storage.

Bedroom 2 12'0" x 11'6" (3.66 x 3.51)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. Built in storage to one side of the chimney breast providing hanging rail and storage over.

Bedroom 3 10'10" x 6'10" (3.31 x 2.10)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points.

Family Bathroom 7'0" x 6'4" (2.14 x 1.94)

Fitted with a three piece suite comprising wash hand basin and wc set within a vanity unit with useful storage, bath with glass and chrome shower screen over and thermostatic shower valves with dual head.

Smooth plastered ceiling, four chrome down lighters, extractor fan, upvc obscure glazed window to the side aspect. Ceramic glazed flooring with electric underfloor heating. Chrome heated towel rail.

A storage cupboard provides useful storage.

Rear Garden

Stepping out onto an area laid to patio providing a very pleasant seating area. Outside cold water tap.

A raised brick planter separates the patio from the main garden, which is principally laid to lawn with stepping stones leading through with mature shrubs / trees.


To the rear of the boundary is a large brick outbuilding.

Outbuilding 19'7" x 10'1" (5.97 x 3.08)

Of cavity wall construction and accessed by upvc glazed patio doors.

Linoleum floor covering, provision of power points, consumer unit. Water supply. Natural light is provided by two upvc glazed window overlooking the rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		