



**54, Lawn Road, Eastleigh, SO50 4GN**  
**£400,000**

Welcome to this charming property located on Lawn Road in the desirable area of Eastleigh. This immaculately presented semi-detached house boasts three spacious bedrooms, offering ample space for a growing family or those who enjoy having guests over.

The fine gardens surrounding the house are perfect for enjoying a cup of tea in the morning or hosting a summer barbecue with friends and family.

Located in a peaceful neighbourhood, this property offers a perfect blend of tranquillity and convenience. With easy access to local amenities, schools, and transport links, this house is ideal for those looking for a comfortable and well-connected place to call home.

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

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An 3 bedroom semi detached immacuately presented throughout.

The property is accessed via a dropped kerb to a upvc door with large double glazed window. The entrance porch has a linoleum floor covering, courtesy light light point.

From here a upvc door with obscure glazing opens onto

### Front Garden

The front garden is enclosed by a low level brick wall with wrought iron gate to the front boundary and timber fencing to each side.

A driveway provides off road parking for several vehicles.

### Entrance Hallway

Textured ceiling, ceiling light point, coving, linoleum floor covering. Radiator, under stairs storage area.

### Lounge 19'10" x 11'10" narrowing to 9'8" (6.06 x 3.62 narrowing to 2.97)

Forming part of the extension with natural light provided by a lantern.

Smooth plastered ceiling, coving, ceiling light point, three wall light points, radiator, provision of power points, television points, karndean style flooring. The room centres on a coal effect gas fire, a upvc double glazed window to the side and double glazed sliding doors onto a conservatory.

A four panel door gives direct access into the kitchen.



### Conservatory 10'5" x 10'2" (3.20 x 3.11)

Constructed of low level walling with upvc double glazed windows over with a double glazed roof. A pair of upvc double glazed doors gives direct access onto the rear garden. Provision of power points and television point.



### Dining Room 11'11" x 12'5" (3.64 x 3.79)

Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points, television point.

The room centres on a coal effect gas fire.



### Kitchen

The kitchen is fitted with a range of low level cupboard and drawer base units, with matching wall mounted cupboards over. Heat resistant worksurface with an inset four burner gas hob, stainless steel splashback and chimney style extractor hood over. Eye level 'Hotpoint' fan assisted electric oven. Integrated tall fridge / freezer. Inset stainless steel sink unit with drainer and a mono bloc mixer tap.

Smooth plastered ceiling, three spot lights, ceiling light point, double panel radiator, linoleum floor covering. Natural light is provided by a upvc double glazed window to the rear and side aspect. A double glazed door gives direct access onto the rear garden.

A four panel door with glazed inserts opens to a utility.



### Utility 6'11" x 6'5" (2.11 x 1.96)

Smooth plastered ceiling, ceiling light point, upvc obscure glazed window to the side aspect and a upvc door. Continuation of linoleum floor covering from the kitchen, single panel radiator, provision of power points.

Space for a tall fridge / freezer, space and plumbing for an automatic washing machine. Stainless steel sink unit with drainer and a mono bloc mixer tap.

From here a six panel door opens to a ground floor WC.



### WC

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect. Fitted with a close coupled WC.

### First Floor

The landing is accessed by a turning staircase from the entrance hallway, natural light is provided by an obscure glazed window to the front aspect. The landing has a textured ceiling, ceiling light point, access to the roof void, coving, upvc double glazed window to the front aspect, radiator.

### Bedroom 1 10'6" x 10'11" (3.21 x 3.35)

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

The room benefits from fitted wardrobes, making use of the chimney breast recess providing hanging rail and cupboards over.



### Bedroom 2 9'3" x 9'9" (2.83 x 2.99)

Smooth plastered ceiling, coving, ceiling light point, picture rail. Upvc double glazed window to the front aspect, single panel radiator, and a provision of power points.

A cupboard opens and houses a Worcester Bosch combination boiler, hot water cylinder and slatted linen shelving.

A second cupboard opens providing useful storage and shelving.

### Bedroom 3 10'11" x 6'11" (3.34 x 2.13)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points. Sliding mirror fronted wardrobe doors providing hanging rail and shelving.



### Bathroom 7'4" x 6'4" (2.24 x 1.95)

Fitted with a four piece white suite comprising wash hand basin set within a vanity unit with useful storage below, low level WC set within a matching unit with dual push flush, shower enclosure with a Myra electric shower, panel bath.

Smooth plastered ceiling, ceiling light point, upvc obscure glazed window to the side aspect, chrome heated towel rail, linoleum floor covering. Tiled to full height in a ceramic glazed tile.



## Rear Garden

Stepping out onto an area laid to patio providing a very pleasant seating area with raised bed. A low level retaining brick wall and a step leads to the primary garden.

The rear garden is a particular feature of this property not only in size, but also its presentation which is laid to lawn with shrub beds and trees. Fully enclosed by timber panel fencing to each boundary.


A concrete apron is idea for a shed.



## Brick Outbuilding / Garage 17'9" x 8'0" (5.43 x 2.46)

Accessed from the side via upvc door, natural light is also provided by a double glazed window to the side and rear aspect.

Textured ceiling, ceiling light point, access to roof void, provision of power points and a television aerial.

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

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