




**£375,000**  
**17 Sparsholt Close**  
Leigh Park, PO9 4AP

## PROPERTY SUMMARY

We are delighted to introduce to the market this wonderful extended family home. Benefiting from off road parking, this property sits in a generous corner plot in a well regarded cul-de-sac at the edge of Leigh Park. The spacious accommodation has been extended to add a bedroom/family room and dining room to the ground floor, adding to the lounge, the rear extension holds the kitchen boasting vaulted ceilings looking out onto the garden, there is also a utility room. The first floor landing leads to the master bedroom with ensuite as well as two further double bedrooms and the family bathroom suite. Lovely low maintenance gardens to the front and rear add to the contemporary theme of this property. An internal viewing is essential to appreciate the size and quality of this large family home, contact us to arrange your viewing at your soonest opportunity.

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**PORCH**

**HALLWAY**

**BEDROOM/FAMILY ROOM 12' 11" x 9' 1" (3.94m x 2.77m)**

**LOUNGE 13' 9" x 10' 7" (4.19m x 3.23m)**

**DINING ROOM 11' 11" x 9' 1" (3.63m x 2.77m)**

**UTILITY ROOM 8' 11" x 7' 7" (2.72m x 2.31m)**

**KITCHEN 12' x 11' 8" (3.66m x 3.56m)**

**LANDING**

**BATHROOM**

**BEDROOM ONE 15' 11" x 9' (4.85m x 2.74m)**

**ENSUITE**

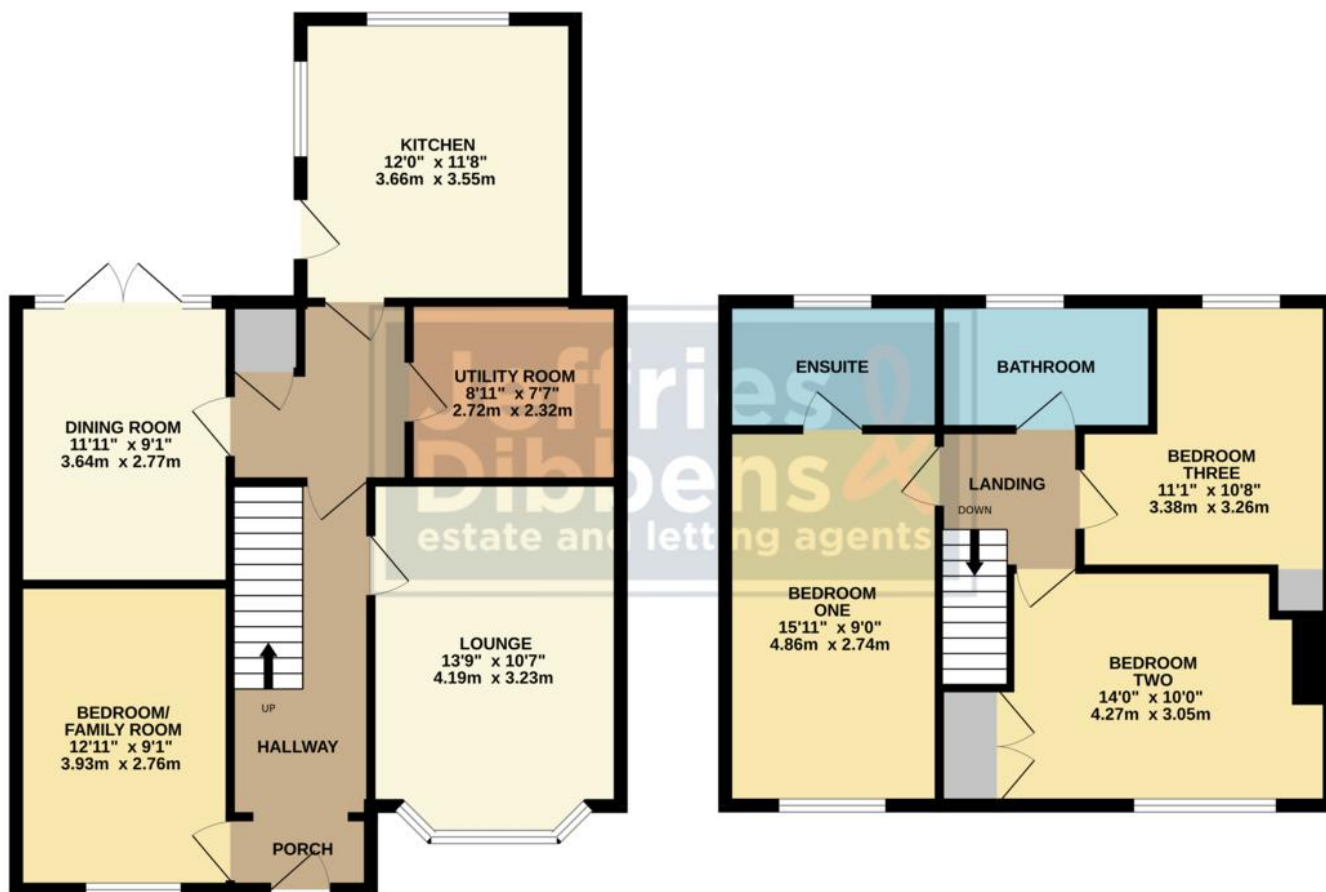
**BEDROOM TWO 14' x 10' (4.27m x 3.05m)**

**BEDROOM THREE 11' 1" x 10' 8" (3.38m x 3.25m)**



GROUND FLOOR  
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

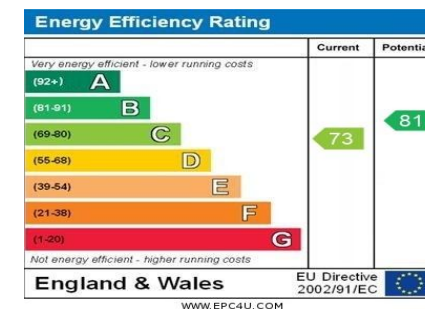
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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