

Guide Price £700,000 to £725,000
109 Stubbington Lane
Stubbington, PO14 2PB

PROPERTY SUMMARY

We are delighted to present this five bedroom, detached family home sitting on the ever-popular Stubbington Lane with heaps of character and spacious accommodation. The property boasts five great sized bedrooms with two of the bedrooms with en-suites, in addition to the main family bathroom. The master bedroom is located on the ground floor and offers the potential for multigenerational living. Downstairs, there is a 22ft lounge, characterful kitchen, separate utility and a dining room as well as a fantastic sun room with double doors onto the rear garden. The rear garden is a great size, with verdant lawn, a decked area and offers a good degree of privacy. Further benefits include driveway parking for multiple vehicles, gas central heating throughout and annex potential. The property is within walking distance to Stubbington Village, Lee-on-the-Solent and Hill Head Beach and great local schools and should be viewed to appreciate all that is on offer. Call us now in our Stubbington Branch to book in your viewing today.





ENTRANCE HALL 23' 02" x 6' 03" (7.06m x 1.91m)

LOUNGE 22' 8" x 13' 06" (6.91m x 4.11m)

KITCHEN 14' 06" x 10' 10" (4.42m x 3.3m)

DINING ROOM 13' 06" x 10' 10" (4.11m x 3.3m)

SUN ROOM 21' 06" x 12' 02" (6.55m x 3.71m)

WC 8' 02" x 2' 10" (2.49m x 0.86m)

UTILITY ROOM 11' 03" x 7' 09" (3.43m x 2.36m)

BEDROOM ONE 16' 11" x 10' 11" (5.16m x 3.33m)

ENSUITE 10' 11" x 8' 02" (3.33m x 2.49m)

LANDING

BEDROOM TWO 13' 08" x 11' 01" (4.17m x 3.38m)

ENSUITE 10' 10" x 2' 10" (3.3m x 0.86m)

BEDROOM THREE 11' 07" x 10' 10" (3.53m x 3.3m)

BEDROOM FOUR 18' 03" x 8' 06" (5.56m x 2.59m)

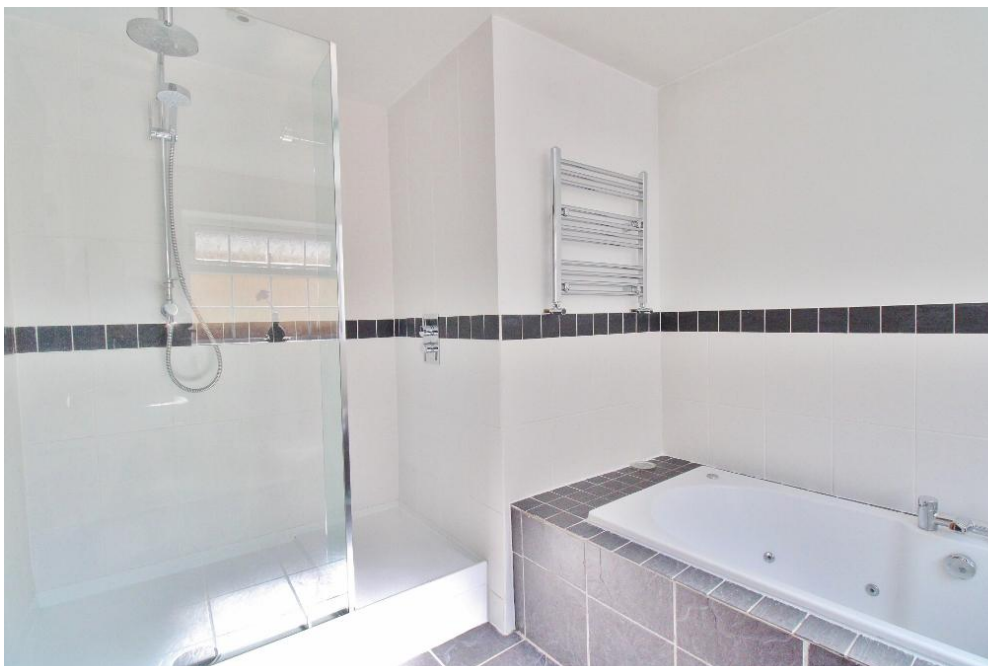
BEDROOM FIVE 14' 05" x 8' 07" (4.39m x 2.62m)

BATHROOM 10' 9" x 6' 6" (3.28m x 1.98m)

OUTSIDE

DRIVEWAY

PRIVATE REAR GARDEN





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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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



OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk