



**16 Mousehole Lane**  
Hythe, Southampton

- Semi Detached House
- Exclusive cul de sac for over 55s
- 2 bedrooms
- Large Lounge / Diner

**Asking Price Of - £305,000**

**EPC Rating**

TBC







## Property Description

**ENTRANCE HALL** The welcoming entrance hall has wood design flooring, and benefits from a double door storage cupboard- ideal for coats and shoes. From the hallway there are doors leading to the kitchen, lounge /Diner and to the cloakroom.

**DOWNSTAIRS CLOAKROOM** 5' 5" x 3' 3" (1.65m x 0.99m) The cloakroom is accessed from the entrance hallway, ideal for guests to use. It has a modern white suite with W.C and wash hand basin. There is also a heated towel rail.





**KITCHEN 8' 5" x 7' 9" (2.57m x 2.36m)** This New modern kitchen has a front aspect window allowing lots of natural light into the room. There is a good range of base and wall units in a dark green finish, with roll top granite effect worktops and white tiled splash-backs. There is a stainless steel sink with drainer unit and chrome mixer tap, an integrated eye level oven, Miele Induction hob and extractor. The kitchen has a fridge freezer and a washing machine ,slimline dishwasher . The wood design flooring adds to the modern feel of the kitchen.



**LIVING ROOM 16' 6" x 15' (5.03m x 4.57m)** The lovely lounge is light and spacious, yet also has a cosy feel. It has dual aspect windows to the side and the rear of the property letting lots of natural light into the room. There is a feature wood fire place with electric coal effect fire, making a focal point for the room. There is room for sofas and also a dining table and chairs, There are stairs leading to the first floor and there is an under stairs recess. From the lounge there are double doors leading through to the conservatory wooden effect flooring throughout.



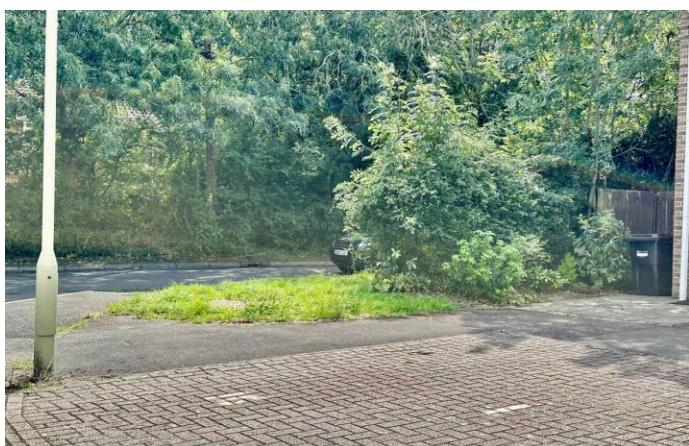
**CONSERVATORY 13' x 8' 9" (3.96m x 2.67m)** The conservatory is accessed from the lounge via double doors, making an extension to the lounge and a useful additional living and entertaining space. It has low level walling with triple aspect windows giving views of the garden. There are double opening French doors leading out to the patio and rear garden, and the conservatory has recently been fitted with a new Slate Roof and new windows.

**FIRST FLOOR LANDING** The first floor landing has a hinged access door to the loft, with fitted ladder. From the landing there are doors leading to the 2 bedrooms, and to the shower room.



**MASTER BEDROOM 15' x 12' (4.57m x 3.66m)** The master bedroom is at the back of the house and has 2 rear aspect windows overlooking the garden. This larger than average bedroom has a built in double door wardrobe, and there is plenty of room for a large bed and additional bedroom furniture. There is also a door to the airing cupboard with yet more storage. The bedroom has been fitted with a TV point.





**GUEST DOUBLE BEDROOM 11' x 7' 9" (3.35m x 2.36m)** The second double bedroom is at the front of the property, with a window overlooking the front garden. This room also benefits from a useful built in wardrobe.

**SHOWER ROOM** The recently refitted shower room has a large walk in shower cubicle with glass panel and tiled walling and a fitted mira shower. The modern white suite has a push button flush W.C and a vanity wash hand basin with tiled splash-back, chrome mixer tap and cupboard under. There is grey wood design flooring and also a shaver point and a heated towel rail.

**FRONT GARDEN** At the front of the property there is a brick paver path leading to the UPVC new blue double glazed door. which has a storm porch canopy. There is also a brick paver path leading to the side gate. The rest of the front garden has been laid with attractive grey slate chippings for easy maintenance, There is a central brick paved centerpiece which matches the pathways, and there is a flower border

**ALLOCATED PARKING BAY** There is one allocated parking bay opposite the house next to the lamp post.

**REAR GARDEN** The rear garden has been designed with easy maintenance in mind. There is a large patio adjacent to the house, accessed from the conservatory, making for a lovely place to sit and relax and enjoy the garden, and a great place to entertain family and friends. The garden has fencing around it providing privacy, and making for a backdrop for the variety of mature shrubs and flowers found in the well stocked flower beds. The main part of the garden has been laid with grey slate chippings, an ideal place to add further colour to the garden with ornamental pots and plants. To complete the garden there is an area of artificial lawn to the side, making for another seating area. There is useful garden shed for storing garden tools, and there is a wooden side gate giving access to the front of the property.





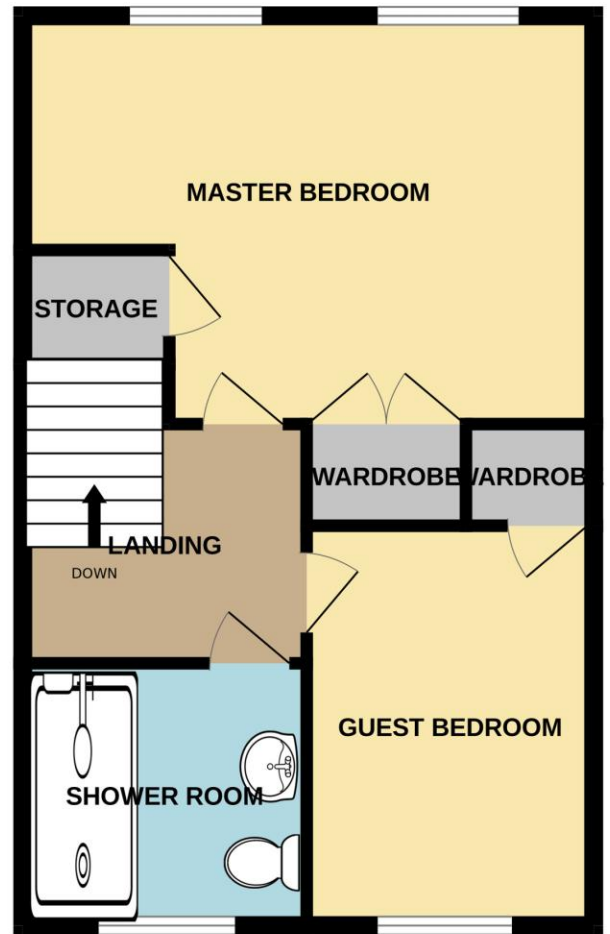
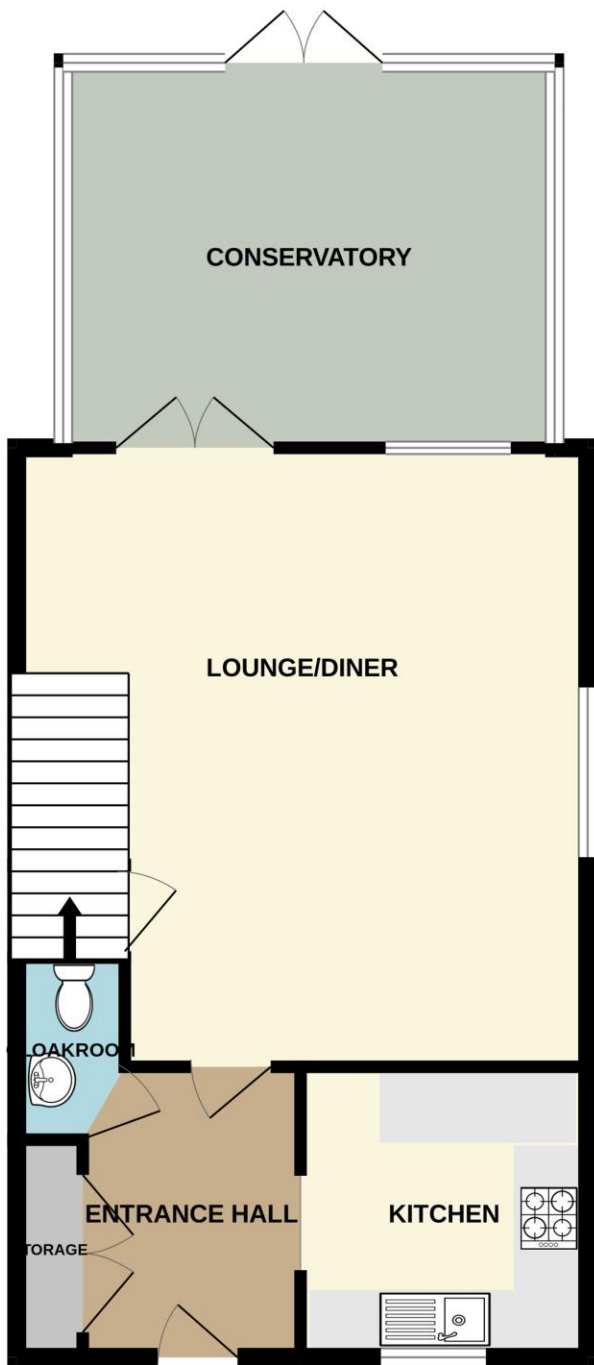
**ADDITIONAL INFORMATION** This charming semi-detached house is in excellent decorative order. It has electric heating and New UPVC double glazing throughout. The conservatory with New Slate roof provides additional living space, and the lovely gardens are well maintained.

The house is set in a quiet cul-de sac exclusively for the over 55s, and is just a short walk away from the lovely market town of Hythe. With its popular Tuesday market, Hythe has a good range of shops including Waitrose & LIDL, also Costa Coffee, restaurants, cafes, and local amenities. There is also a lovely waterfront promenade with views across Southampton water

The New Forest National Park and the local beaches at Lepe and Calshot are only a short drive away. There are good transport links with the M27, rail, (Southampton Central to London Waterloo) and Southampton Airport all easily accessible. The historic Hythe Ferry, accessible from the pier, gives alternative travel to Southampton for further shopping.

GROUND FLOOR

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Hotspur House  
Prospect Place  
Hythe  
Southampton  
Hampshire  
SO45 6AU

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[darren@hytheandwaterside.com](mailto:darren@hytheandwaterside.com)  
0238 0845 434

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