



Dragon Lodge Kanes Hill

| Southampton | SO19 6AH

Offers over £435,000

We are pleased to present this three-bedroom, detached, period property located in Kanes Hill.

The property consists of – Lounge, Kitchen, Music room, Utility room, Pantry, Three bedrooms, a Bathroom and a Shower room.

This property offers light-filled, well-presented turnkey accommodation. It is located close to Bitterne where there is a wealth of everyday facilities including shops, schools and a rail station. Communication links are good with Southampton airport being around 20 minutes away and the M27, M3 and A3 are within easy reach.

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	

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Lounge

15'5" x 12'3"

The lounge enjoys a feature wood-burning stove with exposed brick surround. To the alcoves, there are coloured, feature windows and French doors open to the rear garden.

Kitchen

13'7" x 9'3"

The country-style kitchen offers base cabinets in a light-filled room with New England-style window shutters. The feature focus is an attractive built-in range in an exposed brick surround and the wooden worktops and flooring coordinate with the kitchen cabinets.

Utility Room

7'8" x 5'7"

A useful room adjoining the kitchen allows for storage of additional under worktop appliances with ample preparation space above.

Pantry

A practical, walk-in space off the kitchen

Music Room

9'4" x 6'3"

Adjoining the lounge, this room has a multitude of uses. From here there is access via a wooden stable door to the rear garden.

Bathroom

9'6" x 9'4"

This spacious ground floor bathroom features part-tiled walls, a white, three-piece bathroom suite and a walk-in shower enclosure.

Bedroom 1

13'1" x 11'8"

This double bedroom offers carpeted flooring, a period-style radiator and ample built-in storage space. Double doors in the room open to a walk-in storage area.

Bedroom 3

10'7" x 9'6"

This double bedroom has carpeted flooring and a period-style radiator. Double windows allow for plentiful natural light.

Shower Room

11'0" x 5'7"

A shower room with a white WC and basin and a walk-in shower enclosure.

Lodge

A wooden chalet offering space for a games room, home study or play house.

Shed

7'8" x 5'6"

Practical external storage.

Garden

The property is approached over a generous, black-paved driveway for off-road parking. A covered storm porch opens to the main entrance and a side pedestrian gate gives access to the rear garden. The enclosed rear garden is attractively designed with areas of shingle and lawn space with a block-paved terrace for al fresco dining. There is a wooden lodge in the garden with a covered arbour and terrace for outdoor seating. The borders are planted with a mixture of mature hedging and flowering shrubs

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



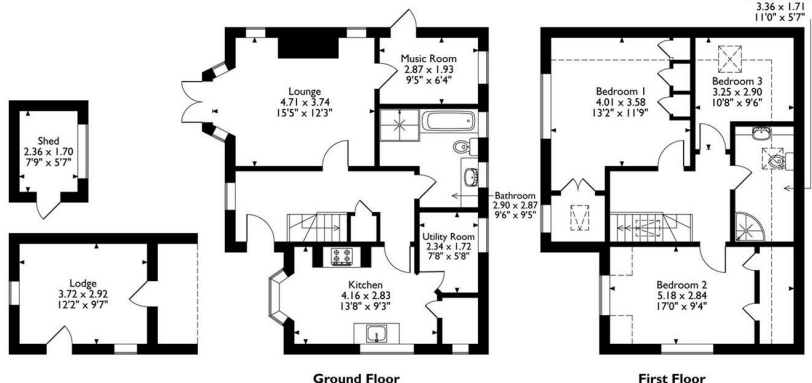
Dragon Lodge, Kaneshill, Southampton

Approximate Gross Internal Area

Main House = 106 Sq M/1141 Sq Ft

Outbuilding = 19 Sq M/204 Sq Ft

Total = 125 Sq M/1345 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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