



**NESBITT & SONS**  
ESTATE AGENTS



**46 Linden Lea, Fareham, PO16 8DH**  
**Offers in excess of £400,000**

**\*\* DETACHED GARAGE & LARGE ENCLOSED GARDEN \*\***

This lovely extended semi detached family home is situated in a rarely available location close to local shops and excellent schools.

The property is well presented throughout with the internal accommodation briefly comprising of - entrance hallway, lounge/diner, snug, kitchen, utility room, downstairs wc, three bedrooms and family bathroom.

Outside there is a driveway at the front leading to a detached garage and at the rear there is a large enclosed garden with a summer house.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Porch  
Entrance Hallway



Snug 11'10 x 7'5 (3.61m x 2.26m)



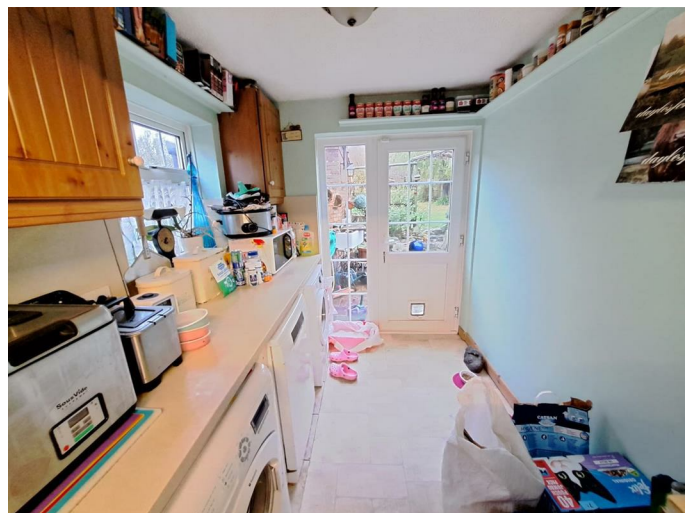
Lounge/Diner 24'0 x 12'0 (7.32m x 3.66m)



Kitchen 9'8 x 8'11 (2.95m x 2.72m)



Utility Area 7'7 x 6'6 (2.31m x 1.98m)



Downstairs WC

Landing



Bedroom One 12'0 x 11'6 (3.66m x 3.51m)



Bedroom Two 12'5 x 10'10 (3.78m x 3.30m)

Bedroom Three 8'11 x 7'11 (2.72m x 2.41m)

Bathroom 6'6 x 5'10 (1.98m x 1.78m)



Outside

Garage

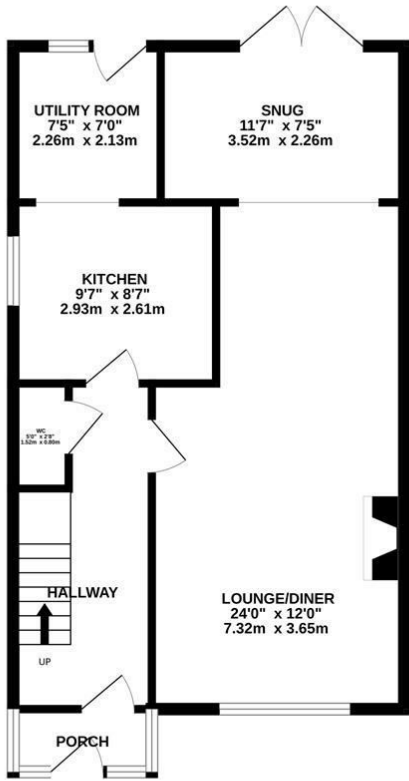
Garden



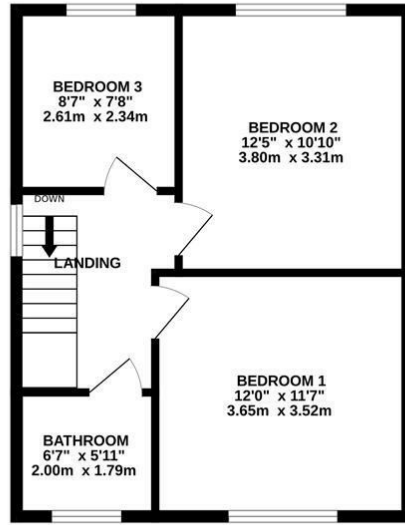
Summer House

# Floor Plan

GROUND FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



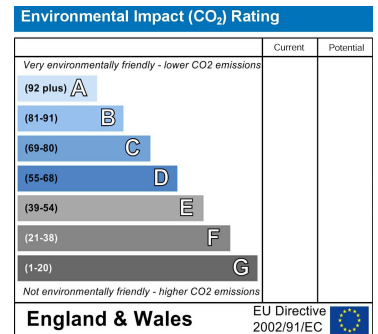
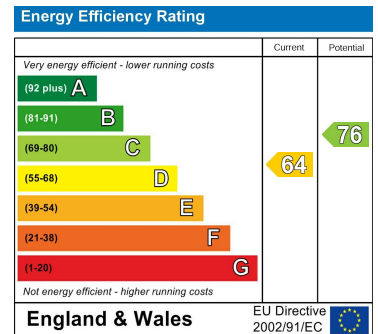
TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

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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# Area Map



# Energy Efficiency Graph



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