



Because property is personal with...

Lane End, Tadley

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Guide price £485,000



Key Features

- Semi-detached house
- Very large driveway
- Three double bedrooms
- Generous plot
- Refurbished throughout
- Freehold purchase
- EPC rating D





Welcome to Lane End, a beautifully refurbished three-bedroom semi-detached house offered to the market in fantastic condition. Set on a generous plot, this impressive home features a detached double garage and an exceptionally large gravel driveway, providing ample parking for over 10 vehicles. With extensive renovations carried out by the current owners, this property offers a perfect blend of modern living with plenty of space, comfort, and convenience.

The accommodation is spread over two floors. On the ground floor, you are greeted by an inviting entrance hallway leading to a cloakroom, a large dual-aspect living room with a cozy feature fireplace, a spacious dining room ideal for family gatherings, a well-appointed kitchen, and a bright conservatory that overlooks the garden. The first floor comprises three generously sized double bedrooms, with built-in wardrobes in the master and third bedroom. The master bedroom is exceptionally large and benefits from dual aspects, flooding the room with natural light. The family bathroom is also generously sized, featuring both a separate shower and bath, adding a touch of luxury to everyday living.

This property has been thoughtfully extended and upgraded, including a replacement roof to the main house. Major works completed include a full electrical rewire of the main house, garage, and both block sheds, with external electrical points added at the front and rear of the house and by the main raised decking area in the garden. All electrical works are certified with an EICR report and installation certificate from 2022. The boiler and water cylinder were replaced in 2022, with installation and service records available. The entire home has been

replastered and decorated including walls and ceilings. The party wall has been sound insulated with "Rockwool Sound Block" for added comfort and privacy. New carpets have been installed in every bedroom, as well as on the stairs, hallway, and landing, while new hard flooring spans the living room, kitchen, and dining room on the ground floor. The family bathroom has been updated with new flooring and decoration.

The rear garden is a true highlight, backing onto open land for a private and tranquil setting. It has been beautifully landscaped and features two large raised decking areas, a newly installed gravel patio with a picket fence and gate providing an attractive separation within the garden. A white gravel path leads to a large raised deck at the rear, complete with a wooden pergola—a perfect suntrap for relaxing and entertaining. The garden also boasts a spacious lawn, planting borders, and a variety of fruit trees including cooking apples, plums, pears, and eating apples.

Lane End is a beautifully presented and meticulously maintained home, ready for its new owners to move in and enjoy. With its modern amenities, extensive improvements, and generous outdoor space, this property offers a fantastic opportunity to acquire a truly exceptional family home. Don't miss your chance to view this remarkable property!





We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

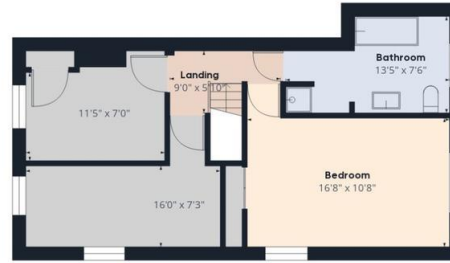
** please note that this property is owned by one of our agency staff members **



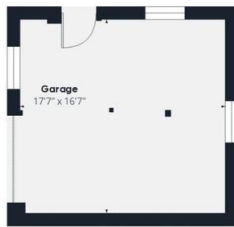




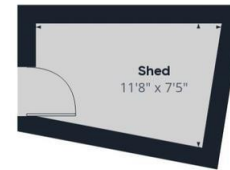
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

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Approximate total area⁽¹⁾

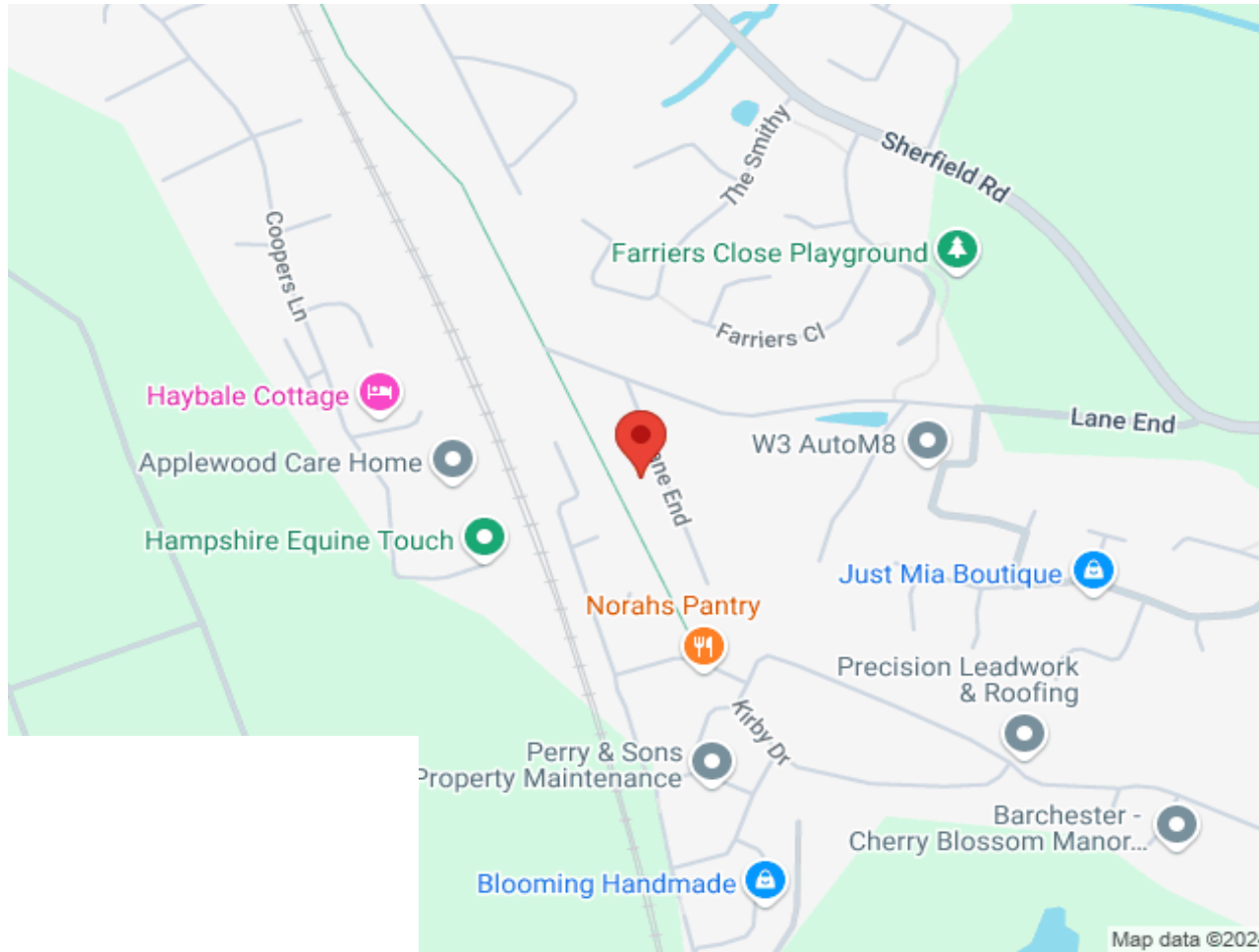
1625.57 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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