

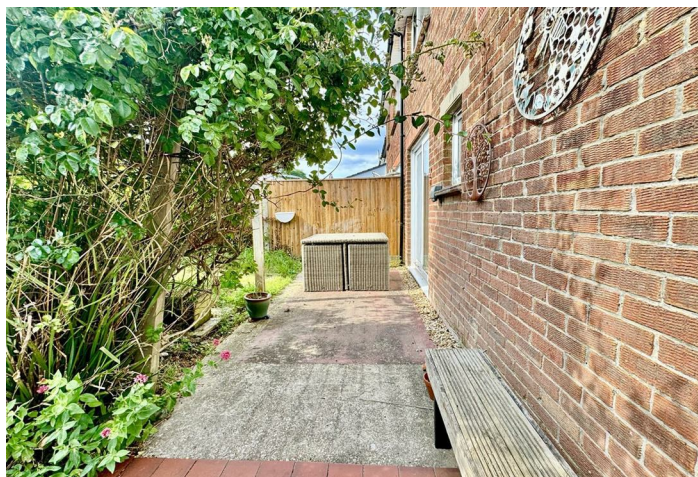


## 77 Hampton Lane

Blackfield, SO45 1WL

- A Generous Size Driveway
- Open Plan Living and Dining
- Close To The New Forest National Park
- Close to Lepe Beach
- A Good Size Rear Garden
- New Boiler
- Great Opportunity to Extend
- Three Bedrooms

£320,000 Freehold







## PORCH

The porch welcomes you in to this three bedroom family home and has water and electricity for washer and dryer.

## HALLWAY

As you enter the hallway, there is space for shoes and coats to the left, a staircase leading you upstairs, and takes you in to the kitchen and then dining area and living room.

## DINING/ LOUNGE AREA

The lounge area is part of a large open plan lounge and dining room. It is light and airy with light coming in from the front and back for the open plan area. Large double glazed sliding doors takes you out to the spacious enclosed back garden



## KITCHEN

The fitted kitchen has a large window for ample lights, a door out to the side of the house and the back garden and leads in to the dining/ lounge area, giving a open flow feel to the house

## FAMILY BATHROOM

Nicely decorated family bathroom in the colours of the sea and beach. It consists of a bath, an wc, a washbasin and a large window for natural lights. Vinyl flooring and tiled and painted walls.



## MASTER BEDROOM

Spacious double room with a large window for a light and airy feel.

## BEDROOM 2

A double bedroom with fitted wardrobes. Wooden floors and light colour painted walls and a large window.

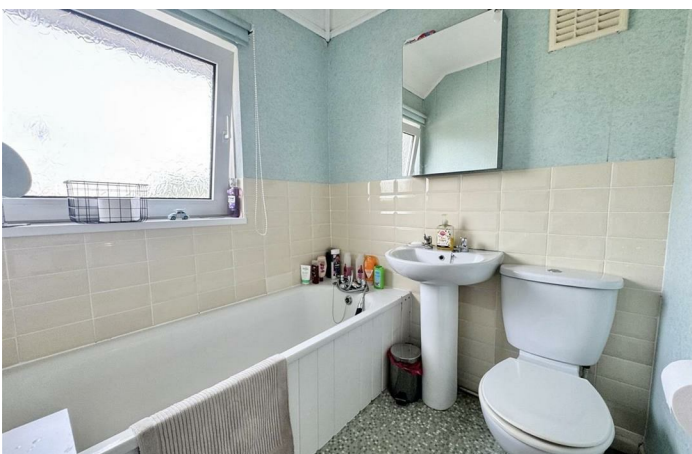
## BEDROOM 3

a decent size box room with lovely garden views

## GARDEN

This is a spacious garden with lots of little areas, for multiple use and seating areas. Perfect for those who loves nature and being outside.

To the side of the house there is a gated drive area, there is a water tap and electrical plug, and there is a shed.







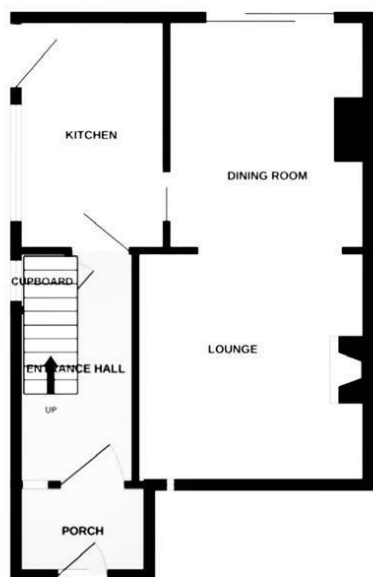


Local Authority **NFDC**  
Council Tax Band **C**  
EPC Rating **C**

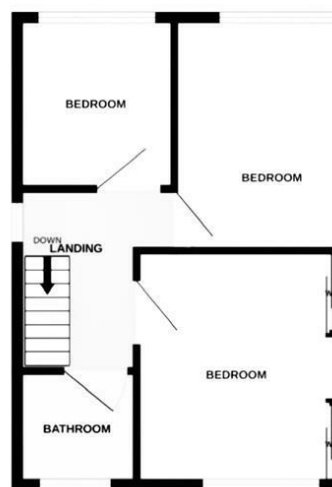


## Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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