



**Connells**

Sandpiper Road  
Southampton



### Property Description

A beautifully presented three-bedroom family home in the desirable area of Lordswood, Southampton. This property features modern interiors, including a lounge with a less than a year-old carpet and a large, double-glazed window overlooking flower meadows, a spacious kitchen diner with modern fittings and ample storage, and newly refurbished cloakroom and bathroom with a Jacuzzi bath. The three bedrooms all have new carpets, with two doubles and one single. The rear garden is recently landscaped with new fencing and a patio area, offering off-road parking.

Oakwood Primary School, rated 'Good' by Ofsted, is approximately 0.5 miles away, making this location ideal for families. The property benefits from excellent transport links to the M27 and M3 motorways and frequent bus services to Southampton. It is also close to Southampton General Hospital and nearby shops, parks, and recreational facilities.

### Location

Lordswood is home to several well-regarded schools, making it an ideal location for families. Oakwood primary is within a very short walk.

Excellent transport links include easy access to the M27 and M3 motorways, and frequent bus services to central Southampton and surrounding areas.

- **Amenities:** The property is close to local shops, parks, and recreational facilities, offering convenience and leisure options for all ages.

Just a short distance away, Southampton General Hospital provides top-tier healthcare services, adding to the convenience of this location.



## Lounge

15' 9" MAX x 14' 10" max (4.80m max x 4.52m max)

Featuring a less than a year-old carpet, the lounge is neutrally decorated and has a large, double-glazed window to the front aspect overlooking the picturesque flower meadows. It includes a television point and TV point.

## Entrance Hall

The hallway, with stairs rising to the upper level, two built in cupboards, also boasts a carpet less than a year old. It provides access to the rear garden and the newly refurbished cloakroom.

## Kitchen Diner

16' Max x 9' 4" Max (4.88m Max x 2.84m Max)

This spacious kitchen diner features a wide range of wall-mounted and drawer units with roll-top work surfaces. It offers space for a freestanding oven, a dishwasher, a washing machine, and a tumble dryer. Additional features include localised tiling, a double-glazed window to the rear aspect, and ample space for family dining. Two large built-in cupboards, including a larder, provide extra storage.

## Cloakroom

Recently updated, the cloakroom includes a new WC, a hand wash basin, and localised tiling

## Landing

The landing area, with access to the loft, continues the neutral decor and less than a year-old carpet.

## Bedroom One

16' 10" x 8' 11" (5.13m x 2.72m)

This bedroom features a carpet less than a year old and a double-glazed window to the rear aspect.

## Bedroom Two

12' 8" x 8' 11" (3.86m x 2.72m)

A double bedroom, it is neutrally decorated with a less than a year-old carpet and a double-glazed window to the front aspect.

## Bedroom Three

8' 7" x 6' 6" (2.62m x 1.98m)

A single bedroom with newly laid carpet and a double-glazed window to the front aspect.

## Bathroom

The modern bathroom comprises a WC, hand wash basin inset in vanity units, built-in storage, tiled walls and floor, a Jacuzzi bath with shower over, and a double-glazed obscured window to the rear aspect.

## Front Garden

Built in store. walled and gated front garden with shrubs and borders and views over the flower meadow.

## Rear Garden

The recently landscaped garden includes new timber fencing, a patio area, and off-road parking for one car.









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**EPC Rating: E**

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Tenure: Freehold



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