



**Connells**

Dutton Lane  
Eastleigh



### Property Description

This charming three-bedroom mid-terraced home in Eastleigh offers spacious and versatile living.

The property benefits from permit parking to the front.

Inside, a light-filled lounge with a bay window overlooks the front, creating a welcoming atmosphere.

A separate dining room, which could also serve as a fourth bedroom, provides additional flexibility.

The highlight of the home is the 18ft modern kitchen diner, featuring ample space for dining and direct access to the rear garden.

Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom.

The rear garden is a delightful outdoor retreat, boasting a mix of patio, decking, and lawn, perfect for relaxing or entertaining. There is also a shed for extra storage and convenient rear access.

Located in a desirable area of Eastleigh, this home is close to the town centre, excellent transport links, and highly regarded schools, making it ideal for families or professionals seeking a comfortable and convenient lifestyle.

### Lounge

15' 1" x 10' 8" ( 4.60m x 3.25m )  
Double glazed bay window to front aspect. Radiator. TV port.

### Dining Room/ 4th Bedroom

11' 8" x 8' 8" ( 3.56m x 2.64m )  
Double glazed window to rear aspect. Radiator.

### Kitchen Diner

18' 8" x 8' 3" ( 5.69m x 2.51m )  
Double glazed window to rear and side aspect. Door to garden. Modern fitted kitchen with wall and base units. Integrated oven and hob. Laminate flooring. Combi boiler. Space for appliances.



## Bedroom 1

14' 2" not into bay x 11' 9" ( 4.32m not into bay x 3.58m )  
Double glazed bay window to front aspect.  
Radiator.

## Bedroom 2

11' 8" into excess x 8' 7" ( 3.56m into excess x 2.62m )  
Double glazed window to rear aspect.  
Radiator.

## Bedroom 3

8' 3" x 7' 5" ( 2.51m x 2.26m )  
Double glazed window to rear aspect.  
Radiator.

## Bathroom

Double glazed window to side aspect. WC.  
Shower over bath. Wash hand basin.  
Radiator. Laminate flooring.

## Outside

To the front. Small enclosed front garden with path to front door. On road permit parking.  
To the rear. Decking area. Lawn area. Flower beds. Shed. Outside storage cupboard. Rear access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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EPC Rating: D

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Tenure: Freehold



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