



Connells

Lawn Road
Eastleigh



Property Description

Set in the sought-after area of Boyatt Wood, this charming three bedroom semi-detached house offers generous living space both inside and out, making it a fantastic opportunity for families and buyers seeking a home with potential.

To the front, the property benefits from a driveway providing off-road parking, along with side access leading to the expansive rear garden.

Stepping inside, you are welcomed by a light-filled lounge with a bay window, a separate dining room that flows into an extended second reception area, and a fitted kitchen with the added convenience of a downstairs cloakroom and direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms - both featuring built-in storage - along with a third single bedroom, perfect for a home office or nursery.

A family bathroom completes the first floor.

The real highlight is the generous rear garden, offering excellent outdoor space for entertaining or family life. It features a patio area, a summer house, and a large lawn, creating a wonderful blank canvas to make your own.

While the property would benefit from some modernisation, it presents an exciting opportunity to create a truly beautiful home, tailored to your style and needs.

Viewings are highly recommended to fully appreciate the space and potential this lovely home has to offer.

Entrance Hall

Radiator. Meters.

Lounge

11' 5" x 9' 9" (3.48m x 2.97m)
Double glazed bay window to front aspect. Radiator.

Dining Room

12' 2" x 12' 4" (3.71m x 3.76m)
Double glazed window to front aspect. Gas fireplace.

Reception 2

15' 7" x 10' 6" (4.75m x 3.20m)
Flat roof extension. Double glazed window to side aspect. Stained glass windows to rear x2. Radiator x2. Spotlights.

Kitchen

12' 9" x 8' 3" (3.89m x 2.51m)
Double glazed window to side aspect. Door to rear aspect. Fitted kitchen with wall and base units. Space for oven, dishwasher and washing machine. Tiled flooring. Under stairs cupboard.

Cloakroom

Double glazed window to rear. Toilet.

Bedroom 1

12' 6" x 9' 6" (3.81m x 2.90m)
Double glazed window to front and rear aspect. Built in wardrobe. Airing cupboard.

Bedroom 2

11' 5" x 10' (3.48m x 3.05m)
Double glazed window to front aspect. Radiator.

Bedroom 3

10' 8" x 6' 5" (3.25m x 1.96m)
Double glazed window to side aspect. Built in storage. Radiator.

Bathroom

Double glazed window to rear aspect. Wash hand basin. Toilet. Walk in shower. Heated towel rail. Radiator. Half tiled.

Loft Space

Space for storage.

Outside

To the front. Paved driveway.
To the rear. Large rear garden with patio area, Lawn, pond, pathway leading to rear and summer house. Outside tap. Side access.

Summer House

11' 5" x 7' 5" (3.48m x 2.26m)
Doors to garden. No electrics.





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

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold



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