



**Connells**

Kipling Road  
Eastleigh





## Property Description

This spacious four-bedroom semi-detached family home with integral garage is ideally located in the heart of Eastleigh.

A generous driveway welcomes you to the property, providing off-road parking and leading to a well-maintained front garden and garage access.

Inside, the inviting entrance hall opens into a bright and spacious lounge, featuring a charming bay window and fireplace, creating a perfect space to relax.

The lounge flows seamlessly into a separate dining room, with double doors opening into the conservatory, ideal for family meals and entertaining.

The fitted kitchen offers ample storage and worktop space, with convenient access to the rear garden and internal garage.

Upstairs, the property boasts four well-proportioned bedrooms, with bedrooms one and two benefiting from built-in wardrobes.

A modern family bathroom completes the first-floor accommodation.

To the rear, the garden is of an impressive size, thoughtfully arranged with a patio area for outdoor dining, a generous lawn, and attractive flower borders-perfect for families and keen gardeners alike.

Situated close to Eastleigh town centre, well-regarded schools, parks, and excellent transport links, this lovely home is perfectly suited for a growing family seeking space, comfort, and convenience.

## Entrance Porch

Double glazed window to front aspect.

## Entrance Hall

Understairs cupboard. Radiator.

## Lounge

Double glazed bay window to front aspect. Gas fireplace. Open plan to dining room. Radiator.

## Dining Room

Double glazed doors to conservatory. Radiator. Storage cupboard.

## Kitchen

Double glazed window to rear aspect. Double glazed door to rear aspect. Fitted kitchen with wall and base units. Space for appliances. Radiator. Spotlights.

## Conservatory

Double glazed windows to rear and side aspect. Storage cupboard. Electrics. Radiator.

## Landing

Loft access- ladder and boarded.

## Bedroom 1

Double glazed bay window to front aspect. Built in wardrobes. Radiator.

## Bedroom 2

Double glazed window to rear aspect. Built in wardrobes. Cupboard housing boiler-1 year old. Radiator.

## Bedroom 3

Double glazed window to rear aspect. Radiator.

## Bedroom 4

Double glazed window to front aspect x2. Radiator. Spotlights.

## Bathroom

Double glazed window to rear aspect. Vanity sink. Toilet. Bath with shower over. Tiled flooring. Extractor fan. Radiator.

## Outside

Front garden - Metal gates leading to driveway, garage and lawn area.

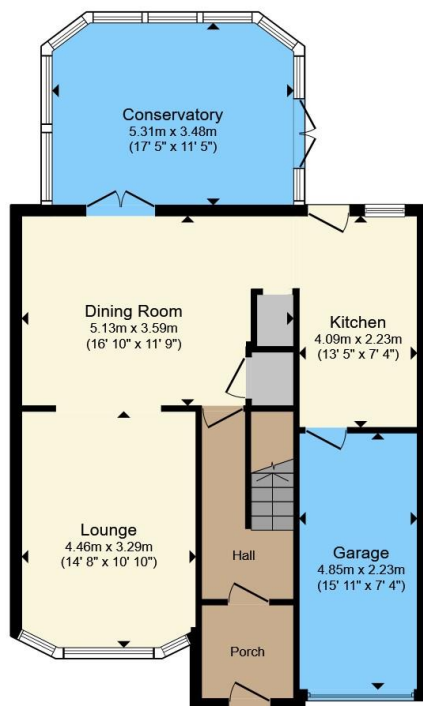
Rear garden - Spacious rear garden with water feature, patio area and lawn. Flower and shrub borders.

## Garage

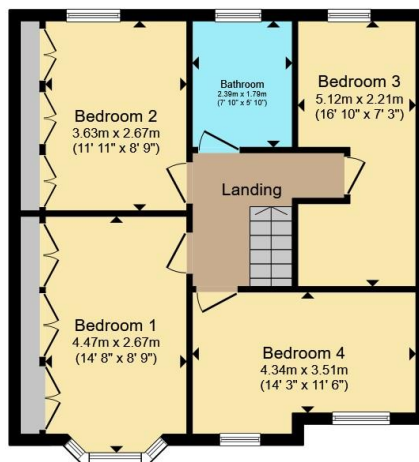
Integral garage. Electric roller door. Electrics.







**Ground Floor**



**First Floor**

Total floor area 138.1 m<sup>2</sup> (1,486 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/EGH308088](http://connells.co.uk/Property/EGH308088)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH308088 - 0002