



Connells

Lilac Way
Basingstoke



Property Description

Located in Winklebury, the property is within walking distance of the Basingstoke Leisure Park offering a wide range of activities, such as swimming, ice skating, bowling, cinema and restaurants. The property is less than 3 miles away from the Town Centre, Bus Station and mainline Train Station to London Waterloo providing plenty of options for public transport across Basingstoke and the country. Basingstoke's Town Centre houses the Festival Place Shopping Centre offering shops, restaurants, bars and leisure facilities. The property is local to Winklebury Junior School and Winklebury Park making it the perfect location for a family home.

Double Glazed Glass Panel Door

Leading to:

Entrance Hall

Stairs to first floor, door to:

Lounge

15' 9" into recess x 13' (4.80m into recess x 3.96m)
Double glazed window to rear aspect, door to:

Kitchen

12' 9" x 9' 8" (3.89m x 2.95m)
Roll top work surfaces with cupboards and drawers under an cupboards over, fitted four ring gas hob with electric oven under and hood over, sink with drainer and mixer tap, double glazed window to front aspect, space for upright fridge/freezer, double glazed sliding door to rear garden, door to:

Utility

10' into recess x 5' 7" (3.05m into recess x 1.70m)
Space for washing machine, space for upright fridge/freezer, power and light, double glazed glass panel front door leading to:

Cloakroom

Low-level WC, wall mounted wash hand basin, double glazed frosted window to side aspect.

Upstairs

Landing

Cupboard housing hot water tank, double glazed window to front aspect, doors to:

Bedroom 1

13' 9" x 8' 5" MAX (4.19m x 2.57m MAX)
Double glazed window to rear aspect, loft access

Bedroom 2

12' 8" x 10' not into recess (3.86m x 3.05m not into recess)
Double glazed window to rear aspect

Bedroom 3

10' 1" not into recess x 6' 9" (3.07m not into recess x 2.06m)
Double glazed window to rear aspect

Bathroom

Panel enclosed bath with shower over, pedestal wash hand basin, part tiled walls, double glazed frosted window to front aspect

Separate WC

Low-level WC, Double glazed frosted window to front aspect

Outside

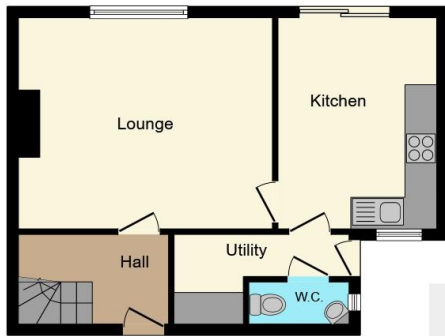
Rear Garden

Small patio with remainder laid to lawn, fully enclosed

Garage

A garage, which comes with the property, can be found in nearby block with an up and over door

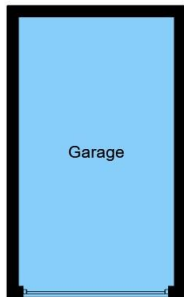




Ground Floor



First Floor



Garage

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

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Tenure: Freehold



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