



**Lawrence Grove, Southampton SO19 9EZ**

**welcome to**

## **Lawrence Grove, Southampton**

Don't miss out on this wonderful family home, featuring three bedrooms, kitchen/dining room, generous rear garden, off-road parking for two cars and a downstairs w/c. Situated close to local amenities and with great transport links nearby, a viewing is highly recommended!

### **Entrance Hall**

Single glazed door to the front aspect, double glazed window to the side aspect with wooden shutters, stairs to the first floor landing, wood flooring, radiator, doors to;

### **Cloakroom**

Double glazed window to the side aspect, w/c, wash hand basin, radiator.

### **Lounge**

12' 7" max x 11' 4" max ( 3.84m max x 3.45m max )  
Double glazed bay window to the front aspect, TV point, wood burner, wood flooring, radiator.

### **Kitchen/Diner**

16' 7" x 12' 9" max ( 5.05m x 3.89m max )  
Double glazed windows to the rear aspect, double glazed patio doors to the rear aspect leading to garden, wall and base cupboard units, work surfaces, stainless steel sink and drainer, built in electric oven, hob with cooker hood above, plumbing for washing machine, space for fridge/freezer, splash back tiles, radiator.

### **Landing**

Double glazed window to the side aspect with wooden shutters, loft hatch, carpeted, doors to;

### **Bedroom One**

10' 1" x 12' 9" ( 3.07m x 3.89m )  
Double glazed bay window to the front aspect, fitted wardrobes, TV point, radiator.

### **Bedroom Two**

12' 3" x 9' 8" ( 3.73m x 2.95m )  
Double glazed window to the front aspect, radiator, carpeted.

### **Bedroom Three**

9' x 7' 11" ( 2.74m x 2.41m )  
Double glazed window to the rear aspect, carpeted, radiator.

### **Bathroom**

Double glazed window to the rear aspect, bath with mixer taps and shower above, w/c, wash hand basin with drawer below, heated towel rail, extractor fan, fully tiled walls.







**Welcome to this charming three bedroom semi-detached house in Woolston, an idea family home with convenient access to local amenities and Sholing train station.**

**Downstairs, this home features an inviting lounge, which boasts a bay window and cosy log burner. The spacious kitchen/dining room offers ample storage, with patio doors leading to the generous rear garden. Further benefits include a downstairs w/c. Upstairs, you'll find three well-appointed bedrooms and a functional family bathroom.**

**To the front of the property you'll find off-road parking, suitable for two cars. The tiered rear garden is generous in size, with both lawn and patio areas.**

**Discover comfort and practicality in this lovely home!**



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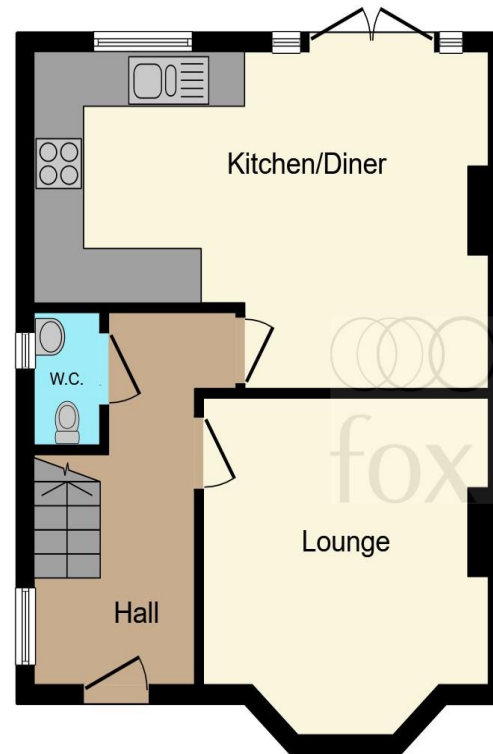
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## Lawrence Grove, Southampton

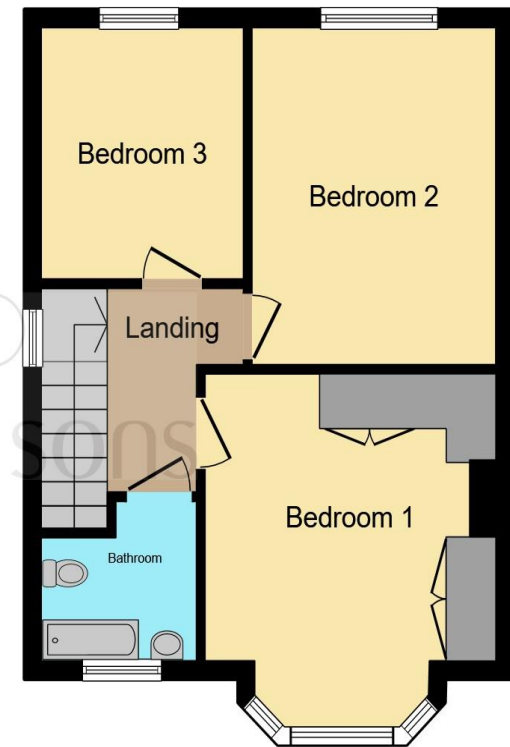
- Semi-Detached House
- Three Bedrooms
- Log Burner
- Spacious Rooms
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£310,000**



**Ground Floor**



**First Floor**

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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