



**Lanyard Drive, Gosport, PO13 9UY**

**welcome to**

## **Lanyard Drive, Gosport**

-- Three Bedroom Family Home -- No Onward Chain -- Double Garage & Off Street Parking -- Downstairs WC -- En-Suite To Bedroom One -- Gas Central Heating & Double Glazing -- Conservatory --

##Invalid Field Name##

### **Entrance Hall**

Double glazed door, radiator, stairs to first floor.

### **Lounge**

13' 4" max x 13' 4" max ( 4.06m max x 4.06m max )  
Double glazed window to the front, radiator, understairs cupboard, open to:

### **Dining Room**

9' max x 7' 9" max ( 2.74m max x 2.36m max )  
Glass panelled doors to conservatory, radiator.

### **Conservatory**

14' 4" max x 12' 5" max ( 4.37m max x 3.78m max )  
Double glazed windows to rear and side, double glazed door into garden, two radiators.

### **Kitchen / Breakfast Room**

17' 6" max x 9' max ( 5.33m max x 2.74m max )  
Double glazed door into garden, kitchen with matching wall and base units, breakfast bar, plumbing for washing machine, work surfaces, space for Range cooker, space for fridge/freezer, radiator, one and a half bowl sink and drainer unit.

### **Cloakroom**

Double glazed window to rear, WC, wash hand basin, radiator.

### **First Floor Landing**

Loft access, cupboard, doors to:

### **Bedroom One**

10' max x 9' 1" max ( 3.05m max x 2.77m max )  
Double glazed window to front, built-in wardrobes, radiator, door to:

### **En-Suite**

Shower cubicle, wash hand basin, WC, heated towel rail, tiling, extractor fan.

### **Bedroom Two**

10' max x 8' 9" max ( 3.05m max x 2.67m max )  
Double glazed window to rear, radiator.

### **Bedroom Three**

7' 5" max x 5' 6" max ( 2.26m max x 1.68m max )  
Double glazed window to front, radiator, built-in cupboard.

### **Bathroom**

Double glazed window to rear, bath with shower above, tiling, vanity wash hand basin, WC, radiator.

### **Front Garden**

To the front there is off road parking for multiple cars, leading to the double garage.

### **Rear Garden**

Laid to paving, lawn and decking with side pedestrian access and a double glazed door into the double garage.

### **Double Garage**

17' 6" max x 16' 10" max ( 5.33m max x 5.13m max )  
Roller shutter door, power and lighting.





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## Lanyard Drive, Gosport

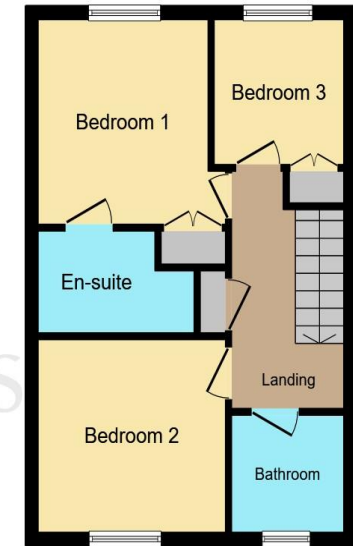
- Three Bedroom Family Home
- No Onward Chain
- Double Garage & Off Street Parking
- Downstairs WC
- En-Suite To Bedroom One

Tenure: Freehold EPC Rating: C

**£290,000**



**Ground Floor**



**First Floor**

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Property Ref:  
GOS111206 - 0007

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