



**Megson Drive, Lee-On-The-Solent PO13 8BA**



**welcome to**

## **Megson Drive, Lee-On-The-Solent**

**\*\* Great Location \*\* Open Spaces to the Front \*\* Three Bedrooms \*\* Ensuite \*\* Integral Garage \*\***

### **Entrance Porch**

UPVC door to front access, UPVC double glazed windows to side and front elevation, inner UPVC door to:

### **Entrance Hall**

Stairs to first floor landing, door to garage, radiator.

### **Cloakroom**

Wash hand basin, wc, radiator.

### **Dining Room**

10' 9" max x 8' 10" max ( 3.28m max x 2.69m max )

UPVC double glazed bay window to front elevation, understairs storage, radiator.

### **Lounge**

13' 9" max x 12' 5" max ( 4.19m max x 3.78m max )

UPVC double glazed window to rear elevation, UPVC French style doors to conservatory, feature fire surround with electric fire, two radiators.

### **Kitchen**

10' 1" x 8' 7" ( 3.07m x 2.62m )

UPVC door to rear garden, UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl sink and drainer unit with mixer tap, integrated oven, hob, cooker-hood, space for washing machine, cupboard housing gas boiler, integrated fridge/freezer, tiled splashbacks, radiator.

### **Conservatory**

11' 11" x 10' 11" ( 3.63m x 3.33m )

Polycarbonate roofing, brick based, UPVC double glazed windows to rear elevation, UPVC French style doors to rear garden.

### **First Floor Landing**

Access to loft space, storage cupboard, doors to:

### **Master Bedroom**

12' 3" max x 11' 5" max ( 3.73m max x 3.48m max )

UPVC double glazed window to rear elevation, in-built wardrobes, radiator, door to:

### **En-Suite**

UPVC double glazed window to rear elevation, shower cubicle, wc with concealed cistern, vanity wash hand basin, heated towel rail, extractor fan.

### **Bedroom 2**

14' 1" max x 11' 5" max ( 4.29m max x 3.48m max )

UPVC double glazed window to front elevation, in-built wardrobe, radiator.

### **Bedroom 3**

11' 4" max x 10' 10" max ( 3.45m max x 3.30m max )

UPVC double glazed bay window to front elevation, in-built wardrobes, radiator.

### **Bathroom**

UPVC double glazed window to rear elevation, bath with mixer tap, shower cubicle, wash hand basin, wc, heated towel rail.

### **Outside**

To the front the garden has a driveway leading to the integral garage. To the rear the stunning garden has mature plants and shrubs, patio section, laid to lawn area, shed and enclosed by panel fencing.

### **Integral Garage**

Metal up and over door.

### **Special Features**

3kw of solar panels.





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## Megson Drive, Lee-On-The-Solent

- Three Bedrooms
- detached
- Drive and Garage
- Ensuite
- Quiet Location

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£490,000**



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