



46 Lealand Road, Drayton, Hampshire, PO6 1LZ

TOWN & COUNTRY
SOUTHERN

- £550,000 Freehold
- 3 Bedroom Detached Family Home
- 2 Reception Rooms & Conservatory
- Car Parking Facilities
- Westerly Facing Garden
- Popular Residential "No Through Road" Location

A three double bedroom detached family home which is situated in a no-through road residential location yet within easy access of local shopping amenities, bus routes, recreation grounds and the catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation comprises: hallway, sitting room, dining room, cloakroom, kitchen and utility room on the ground floor with three double bedrooms and a large shower room on the first floor. Offered with off road parking, gas fired central heating, double glazing, fitted floor coverings throughout as well as a westerly facing rear garden with side pedestrian access via the utility room, early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the fourth road on the right-hand side into Lealand Road, continue to the southerly end where No.46 can be found on the right-hand side.



ENTRANCE: Lowered kerb leading to brick paviour hardstanding for approximately two / three cars, brick retaining walls, external meter cupboard, power points, to the right hand side is a gated entrance leading to the utility room and interlinking to the rear garden, double glazed main front door with glazed panel to one side and over with Ring doorbell leading to:

PORCH: Internal door with frosted leadlight glazed panels with matching panels to either side and over leading to:

HALLWAY: 15'2" x 7'10" maximum. Staircase with balustrade rising to first floor, gloss wood laminate flooring, radiator, infinity ceiling, understairs access to the basement storage area, tall narrow storage cupboard, doors to primary rooms, picture rail.

LIVING ROOM: 14'7" into bay window x 14'0" Double glazed bow bay window to front aspect with plantation shutter blinds, gloss wood laminate flooring, radiator, ceiling coving and spotlights, picture rail, wood surround fireplace.

CLOAKROOM: Close coupled w.c., with shelf over, corner wash hand basin with mixer tap, ceramic tiled to walls, frosted window to side aspect, extractor fan, tiled flooring.

DINING ROOM: 15'1" maximum, decreasing to 11'9" x 14'0" Matching gloss wood laminate flooring, ceiling coving, double glazed window to side aspect, two radiators, arched opening leading to kitchen, twin double-glazed doors leading to conservatory.

CONSERVATORY: 14'5" x 10'4" Polycarbonate glazed roof with rod supports, tiled flooring, radiator, twin double-glazed doors leading to rear garden, low retaining wall with double glazed windows on all aspects.

KITCHEN: 12'0" x 9'10" Double glazed window to rear aspect, range of matching wall and floor units with quartz work surface, inset five ring gas hob with pan drawers under, extractor hood, fan and light over, inset sink unit with mixer tap and quartz drainer to one side, integrated dishwasher with matching door, space for American style fridge/freezer, eye-level oven with cupboards over and under and tall cupboards to either side, tiled flooring, ceiling spotlights, door to:

UTILITY ROOM: Tiled flooring, work surface with plumbing for washing machine under, door leading to rear garden, built-in storage cupboard, door to front aspect and passageway.

FIRST FLOOR: Leadlight stained-glass window to side aspect with secondary glazing, primary landing with access to loft space, doors to primary rooms, cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested).

BEDROOM 1: 15'0" into bay window x 14'0" Double glazed bow bay window to front aspect with plantation shutter blinds, two radiators, panelled door, textured ceiling with coving, picture rail, range of built-in bedroom furniture including wardrobes to either side of central vanity unit and high level storage cupboards over, wood laminate flooring.

BEDROOM 2: 15'1" x 14'0" Double glazed windows to side and rear aspects, textured ceiling and coving, picture rail, range of built-in wardrobes to one wall with hanging space and shelving, high level storage cupboards over, two radiators, corner vanity unit, matching flooring.

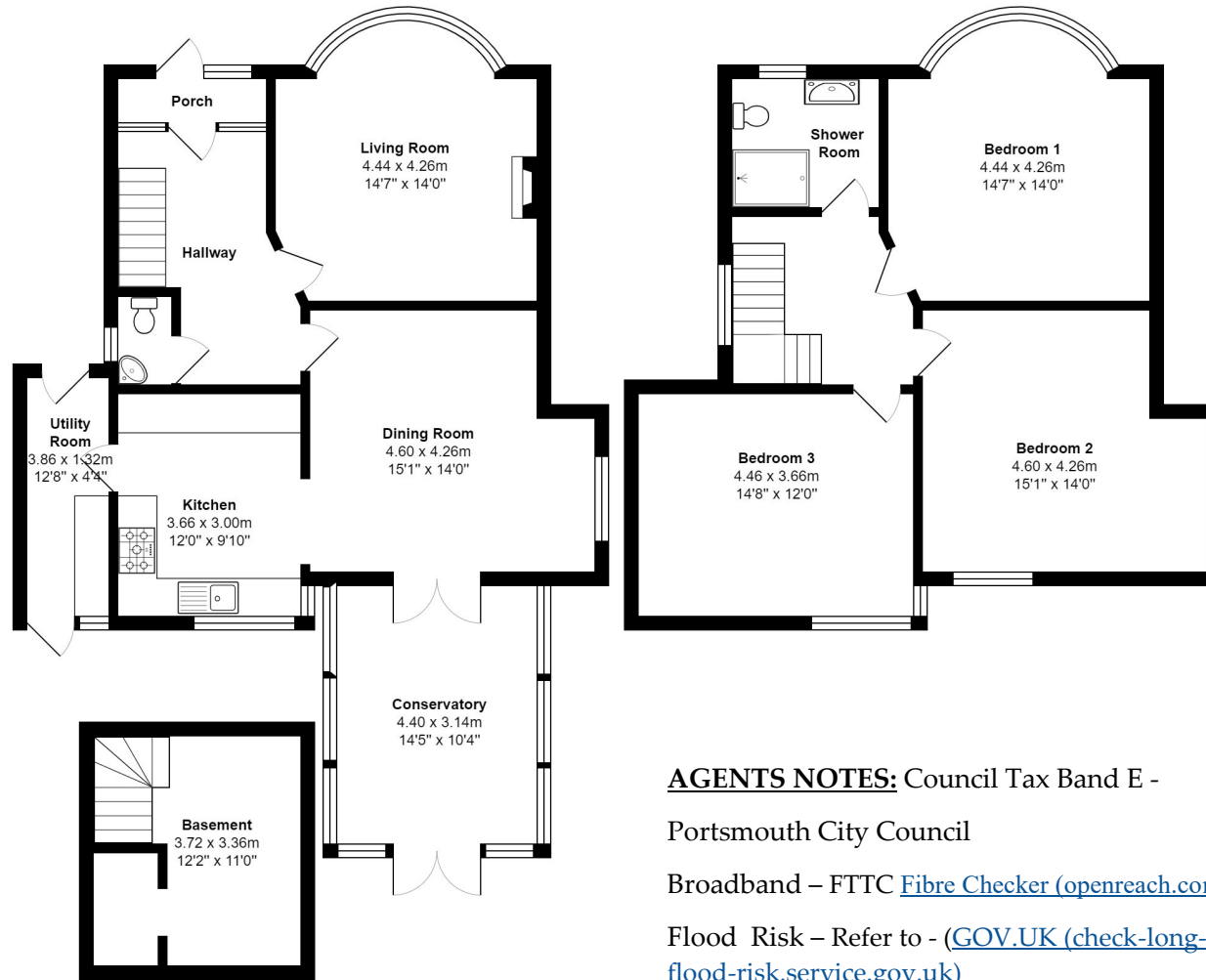
BEDROOM 3: 14'8" x 12'0" Double glazed window to rear aspect overlooking garden, two radiators, ceiling coving, picture rail, range of built-in wardrobes to one wall with storage cupboards over, panelled door, low level range of drawers and storage cupboards.

FAMILY SHOWER ROOM: Close coupled w.c. with shelf over, wash hand basin with mixer tap and cupboards under, double glazed frosted window to front aspect, tiled flooring, extractor fan, ceiling spotlights, large shower cubicle with sliding panelled door, drench style hood and separate shower attachment, chrome heated towel rail.

BASEMENT: 12'2" x 11'0" Accessible via under the stairs, power points & radiator.

OUTSIDE: To the outside of the kitchen and conservatory is a large patio, cold water tap, lean-to style shed (in need of repair), the primary garden is laid to artificial grass with pebble borders, fence panelling and brick retaining wall to one side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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