



£475,000
Frogmore Lane
Lovedean, PO8 9QL

PROPERTY SUMMARY

Located within walking distance of several popular schools, we are delighted to offer or sale this extended 5 bedroom detached family property in Frogmore Lane, Lovedean. The property is offered for sale with no forward chain and internal viewings are very strongly advised. The property benefits from 5 well proportioned bedrooms, large lounge/diner, fitted kitchen, conservatory, bathroom, downstairs shower room and utility room. Externally the property boasts a large front garden, driveway providing off road parking and leading further on to the garage and a wonderful sunny rear garden. Early interest in this wonderful family property is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE PORCH Windows and door to front, door to:

ENTRANCE HALL Radiator, under stair cupboard, stairs to first floor, doors to:

SHOWER ROOM Window to front aspect, heated towel rail, WC, hand wash basin, shower.

LOUNGE/DINER 27' 2" x 12' 5" max (8.28m x 3.78m) Window to front aspect, sliding doors to rear, 2 radiators, gas fire.

KITCHEN 9' 10" x 9' 2" (3m x 2.79m) Window to rear aspect, range of fitted cupboards, units and work surfaces, inset sink unit, cooker point and space, space for fridge.

UTILITY ROOM 13' 1" x 8' 2" (3.99m x 2.49m) Window and door to rear, door to integral garage, wall mounted boiler, plumbing for washing machine.

CONSERVATORY 12' 1" x 9' 2" (3.68m x 2.79m) Fully glazed with door to side, light and power.

FIRST FLOOR Landing - Access to loft, doors to:

BEDROOM 1 13' 2" x 12' 5" (4.01m x 3.78m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 2 11' 5" x 10' 2" (3.48m x 3.1m) Window to rear aspect, radiator, built in wardrobe.

BEDROOM 3 11' 5" x 7' 10" (3.48m x 2.39m) Window to front aspect, radiator.

BEDROOM 4 8' 6" x 7' 10" (2.59m x 2.39m) Window to rear aspect, radiator.

BEDROOM 5 9' 10" x 7' 10" (3m x 2.39m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath, hand wash basin, WC.

OUTSIDE Large front garden with driveway leading to:

GARAGE 17' 9" x 8' 2" (5.41m x 2.49m) Electric up and over door, light and power, door to utility room.

REAR GARDEN Mostly laid to lawn with shed, vegetable plot.



GROUND FLOOR

1ST FLOOR



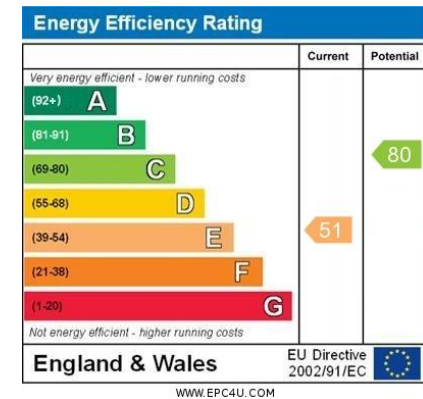
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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