



Connells

Lymington Close
BASINGSTOKE



Property Description

FOUR bedroom DETACHED home in HATCH WARREN, BASINGSTOKE comprising of Entrance Porch, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Ensuite, Bathroom, Rear Garden, Garage

On the western edge of Basingstoke with easy access the a339 which links to 7 of the M3 as well as Newbury to the west, providing the perfect location for the London Commute and weekends in the Westcountry, a short walk to local shops and the renowned leisure park close by. A further benefit of the location for families is the walking distance to two local primary schools.

Entrance Porch

Tiled Floor

Cloakroom

Double glazed frosted window to side, low level wc, wash hand basin

Lounge

16' 9" x 10' 10" (5.11m x 3.30m)
Double glazed window to front, log burner

Dining Room

10' 10" x 10' 7" (3.30m x 3.23m)
Double glazed doors to garden

Kitchen/Breakfast Room

14' 5" x 10' 6" (4.39m x 3.20m)
Double glazed door to side, double glazed window to rear, 5 ring gas hob, integrated fridge freezer, double oven/grill, integrated washing machine, sink with mixer tap

Landing

Airing cupboard, loft hatch

Bedroom One

11' x 14' 3" (3.35m x 4.34m)

Double glazed window to front, two double wardrobes

Ensuite

Double glazed frosted window to front, low level wc, shower cubicle, tiled wall and floor, pedestal wash has basin, heated towel rail

Bedroom Two

16' 3" max (restricted head height) x 10' 9" max (4.95m max (restricted head height) x 3.28m max)

Double glazed window to front, two double wardrobes

Bedroom Three

13' x 7' 9" (3.96m x 2.36m)

Double glazed window to rear, double built in wardrobes

Bedroom Four

11' max x 7' 6" max (3.35m max x 2.29m max)

Double glazed window to rear, double built in wardrobes

Bathroom

Panel enclosed bath, heated towel rail, vanity wash hand basin, low level wc

Outside

Rear Garden

Part lawn, part patio

Garage

16' 2" x 17' 3" (4.93m x 5.26m)

Up and over door, side door with frosted glass, power and light









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

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EPC Rating: C

Tenure: Freehold

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