



Lambs Row, Lychpit, Basingstoke, RG24 8SL
Guide Price £500,000



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NO ONWARD CHAIN - CHEQUERS are delighted to market this extended and well presented detached family home occupying a corner plot. The accommodation includes three reception rooms, downstairs cloakroom, 16'9" kitchen, three double bedrooms, en-suite shower room and family bathroom. The block paved driveway for 4 - 5 cars leads to the garage and the rear garden which enjoys a private aspect with scope to extend (subject to usual planning permissions).

ENTRANCE PORCH:

6' x 5' (1.83m x 1.52m)

Double glazed front door and window, tiled flooring, door to -

ENTRANCE HALL:

Tiled flooring, stairs to first floor, under stairs storage area, radiator, door to garage.

CLOAKROOM:

Double glazed window, low level w.c., vanity unit with inset wash hand basin and cupboard below, radiator.

LOUNGE:

15' x 11'7" (4.57m x 3.53m)

Front aspect, double glazed window, feature York stone fireplace with coal effect gas fire, radiator, double doors to -

DINING ROOM:

9'7" x 9' (2.92m x 2.74m)

Tiled flooring, radiator, access to kitchen, door to -

FAMILY ROOM:

9'7" x 9' (2.92m x 2.74m)

Rear aspect, double glazed patio doors to garden, radiator.

KITCHEN:

16'9" x 8'11" (5.11m x 2.72m)

Rear aspect, double glazed windows, range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit, space for range cooker, plumbing for washing machine, appliance space, radiator, tiled flooring, door to hall, double glazed door to rear garden.

STAIRCASE GIVES ACCESS TO LANDING:

Access to part boarded loft space with light and ladder, airing cupboard.

MASTER BEDROOM:

11'7" x 10'6" (3.53m x 3.20m)

Front aspect, double glazed window, built-in double wardrobe, radiator, door to -

EN-SUITE SHOWER ROOM:

8'8" x 5'11" (2.64m x 1.80m)

Double glazed window, shower cubicle with power shower, vanity unit with inset wash hand basin and cupboard below, low level w.c., radiator, tiled flooring, inset spotlights, fan.

BEDROOM TWO:

11'2" x 9'6" (3.40m x 2.90m)

Rear aspect, double glazed window, radiator, built-in double wardrobe.

BEDROOM THREE:

15'9" into door recess x 8'1" (4.80m into door recess x 2.46m)

Front aspect, double glazed dormer window, built-in wardrobe with sliding mirror doors, radiator.

FAMILY BATHROOM:

8' x 6'2" (2.44m x 1.88m)

Rear aspect, double glazed window, panel enclosed bath with electric shower over, low level w.c., pedestal wash hand basin, tiled surrounds, radiator, inset spotlights.

GARAGE:

17'1" x 8'2" (5.21m x 2.49m)

Up and over door, light and power, door to hall, side aspect window.

GARDENS:

To the front of the property is a block paved driveway leading to the garage, lawned area with mature hedging, side gate access. The rear garden enjoys a private aspect, paved patio with steps to lawn, mature flower and shrub borders, outside tap, timber shed, enclosed by timber fencing.

AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

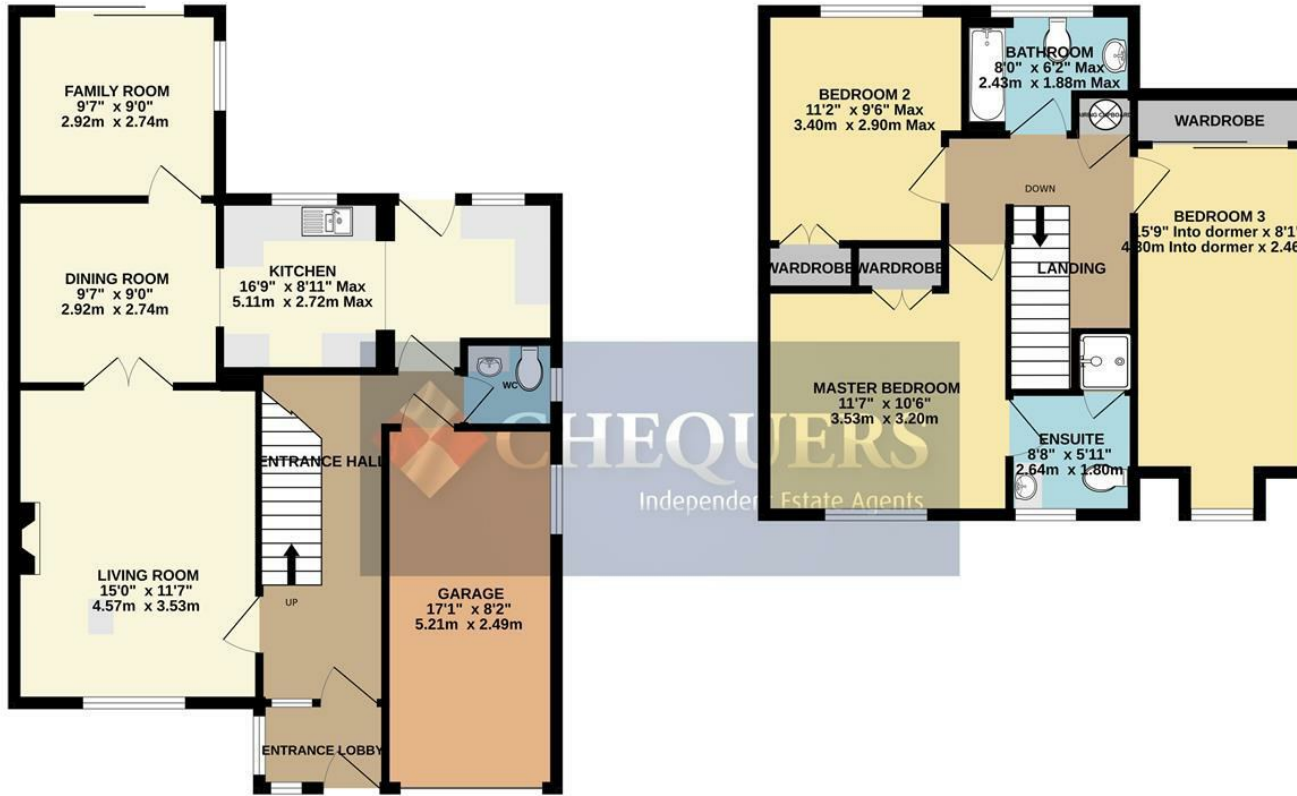
COUNCIL TAX:

Band D



GROUND FLOOR

1ST FLOOR



3 BEDROOM DETACHED

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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