



£450,000
Freehold

39 Home Rule Road, Locks Heath

Southampton, Hampshire SO31 6LH



Quick View

	3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom + Cloaks
	Semi-Detached House		EPC Rating F
	Driveway Parking		Council Tax Band E

Reasons to View

- This is a rare find! Set back from the road with plenty of parking, this character 3-bedroom semi has heaps of potential to create a stunning family home.
- With three double bedrooms, two reception rooms and an office there is bags of space to grow into here!
- The ideal location for families, Park Gate Primary School is just a 10 minute walk away and Brookfield less than a mile for teens, so the school run should be a breeze.
- The south facing rear garden is a real suntrap, and the large front garden offers scope for growing your own, or just a great space for the kids to play.
- No need to take the car out, it’s just half a mile to all the shops, restaurants and facilities at the Locks Heath Shopping Centre.
- The cottage style kitchen/breakfast room with island, and space for family dining, is sure to be the hub of this home.

Description

We love the location of this semi-detached home in Locks Heath, it’s so convenient for both schools and shops all of which are in walking distance. The house is set well back off the road, giving lots of parking and a sizeable front lawn. The garage needs a new door but could offer great storage. To the front of the house is a courtyard area with ornamental trees and planted spring flowering bulbs.

The front door opens into a sizeable reception hall with a cloaks cupboard and understairs storage. To the left there is an office, where the floor standing gas boiler is located, leading onto the utility/cloakroom, please note that these two rooms have single skin external walls.

The separate dining room links the other ground floor rooms with doors to the conservatory, kitchen/breakfast room and inner hall leading into the sitting room where you will find a lovely brick fireplace with open grate and bow window to the rear overlooking the garden. The kitchen/breakfast room has a built-in larder cupboard and shaker style units with a central island giving a country cottage feel. It’s a dual aspect room, so a lovely and bright space for family dining.

A steep staircase rises to the first floor, there are three bedrooms, and a large bathroom fitted with a five piece suite including bidet and shower cubicle. Bedroom one has windows to the front and rear and is an impressive 5.84m (19’2) in length. The second bedroom is also a generous double and features an original cast iron feature fireplace, whilst bedroom three is a generous single with built in storage.

The rear garden is south facing, laid to lawn and enclosed by panel fencing with side access gate. We feel that this is the perfect opportunity to upsize and create your perfect family home in Locks Heath. Book a viewing today and start planning how you could make this property your own!

Directions

<https://what3words.com/ferrying.speaking.tornado>

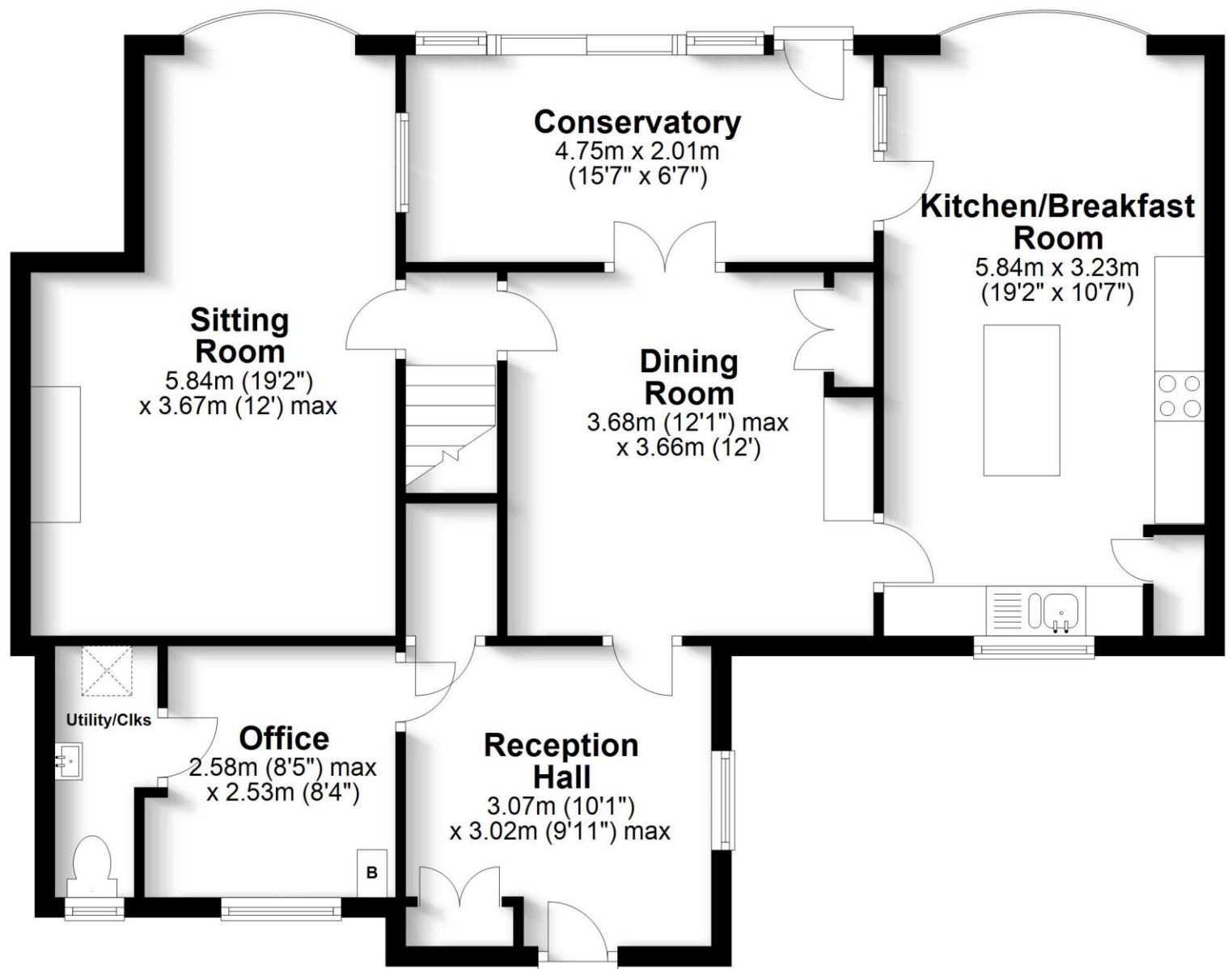
First Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



Ground Floor

Approx. 85.4 sq. metres (919.5 sq. feet)



Total area: approx. 144.2 sq. metres (1552.1 sq. feet)

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