

Situated in a popular location within Lee on the Solent is this extended semi detached family home situated within close proximity to the seafront and local schools.

The Accommodation Comprises
Composite front door to:

Entrance Hall

Stairs to first floor, laminate flooring, obscured double glazed window to side elevation, thermostat control to wall.

Lounge 14' 3" x 10' 3" (4.34m x 3.12m) maximum measurements

Double glazed window to front elevation, laminate flooring, modern inset electric fire.

Kitchen 15' 6" x 8' 6" (4.72m x 2.59m) maximum measurements

Fitted with a range of base cupboards and matching eye level units, solid wood work surface, butler sink with mixer tap, recess and plumbing for slimline dishwasher, washing machine, oven and fridge/freezer, tiled flooring, under stairs storage cupboard, inset spotlighting.

Dining/Family Area 17' 2" x 9' 5" (5.23m x 2.87m)

Double glazed window and double opening doors to rear garden, laminate flooring.

Bathroom

Obscured double glazed window to side elevation, close coupled WC, panelled bath with mixer tap, rainfall shower head and hand shower attachment, wash hand basin set in vanity unit, extractor fan, tiled flooring.

First Floor Landing

Access to loft space, storage cupboard housing hot water tank.

Bedroom One 14' 3" x 10' 4" (4.34m x 3.15m) maximum measurements

Two double glazed windows to front elevation, laminate flooring, built-in wardrobe.

Bedroom Two 12' 4" x 7' 6" (3.76m x 2.28m)

Double glazed window to rear elevation, storage cupboard.

Bedroom Three 9' 5" x 6' 6" (2.87m x 1.98m)

Double glazed window to rear elevation.

Outside

The rear garden is enclosed by panel fencing and brick wall, laid to lawn with patio area, courtesy door to garage with window, powered/illuminated remote roller-shutter door providing vehicle access. To the front of the property there is a further garden and driveway providing off-road parking, additional door to garage.





Tenure: Freehold
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Offers In Excess Of £340,000

39 Spencer Drive, Lee-On-The-Solent, PO13 8HF

DRAFT DETAILS

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