

**This well presented and extended detached property is located in the sought after west side of Lee on the Solent. The property benefits from an open plan kitchen/dining/family room and generous size enclosed garden to the rear.**

**The Accommodation Comprises**

UPVC double glazed front door with double glazed side panels to:

**Entrance Hall**

Flat and coved ceiling, tiled flooring, under stairs storage cupboard, radiator, stairs to first floor.

**Lounge 21' 5" x 12' 4" (6.52m x 3.76m) maximum measurements**

Flat and coved ceiling, UPVC double glazed window to front elevation, tiled flooring, UPVC double glazed bi-folding doors to dining area, modern electric inset fireplace, radiator.

**Kitchen/Dining Room**

An impressive open space overlooking the rear garden, two sets of UPVC double glazed double opening doors to rear, contemporary style vertical radiators.

**Kitchen Area 22' 10" x 13' 8" (6.95m x 4.16m)**

Inset spotlighting, Velux window, fitted with a modern range of base cupboard and eye level units, central island, single bowl sink and drainer unit with mixer tap, integrated washing machine and dishwasher, space for American-style fridge/ freezer, built-in oven and electric hob with extractor hood over, tiled flooring.

**Dining Area 12' 9" x 8' 6" (3.88m x 2.59m)**

Continuation of tiled flooring and inset spotlighting, space for dining table, further Velux window.

**Landing**

UPVC double glazed window to front elevation, built-in airing cupboard with shelving, access to loft space.

**Bedroom One 12' 5" x 10' 2" (3.78m x 3.10m) plus wardrobe and recess**

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, built-in wardrobes with hanging space and shelving.

**Bedroom Two 13' 11" x 8' 10" (4.24m x 2.69m)**

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, wardrobe to remain.

**Bedroom Three 12' 5" x 8' 7" (3.78m x 2.61m)**

Flat and coved ceiling, UPVC double glazed window to front elevation, radiator.

**Bathroom 9' 1" x 5' 4" (2.77m x 1.62m)**

Double shower cubicle, panelled bath, wash hand basin, close coupled WC, tiled walls and flooring, feature skylights and inset spotlighting.

**Outside**

The rear garden is a delightful feature of the home, mainly laid to lawn with a fine array of flowers, shrubs and mature trees to borders, decked entertaining/ seating area. To the front of the property is a gravelled in and out driveway, enclosed by brick wall, access to garage and pedestrian access to rear garden via gate.

**General Information**

Construction - Traditional

Water Supply - Mains

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



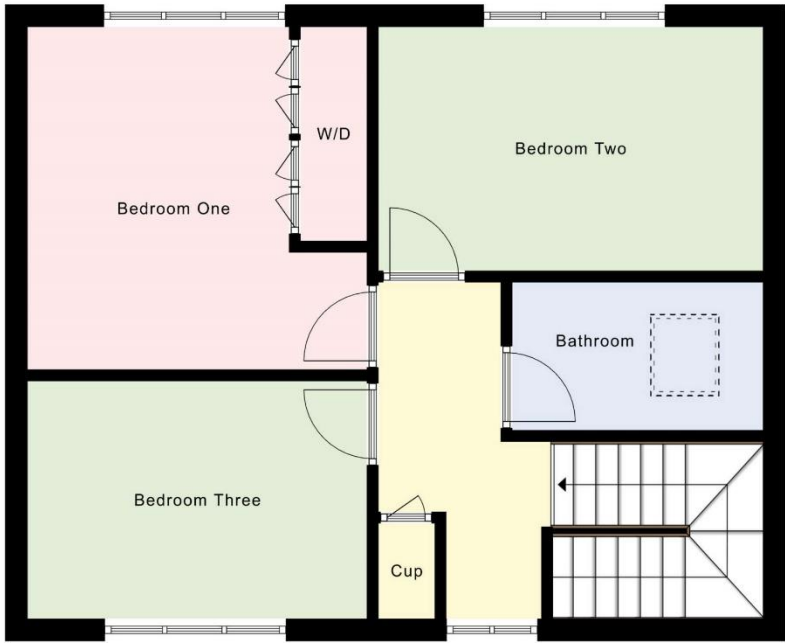




Tenure: Freehold

Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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\*DRAFT DETAILS\*

£675,000

Manor Way, Lee-On-The-Solent, PO13 9JQ

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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