

Situated in a delightful location within Lee on the Solent is this beautifully presented property enjoying a cul de sac location. Benefits include a stunning re-fitted kitchen opening straight onto the conservatory, an attractive rear garden, off road parking and garage. The property is offered for sale with no forward chain.

The Accommodation Comprises

Composite glazed front door to:

Entrance Hall

Coved ceiling, laminate flooring, radiator.

Cloakroom

Close coupled WC, wash hand basin set in vanity unit, obscured UPVC double glazed window to front elevation, radiator, consume unit to wall.

Lounge 14' 8" x 11' 6" (4.47m x 3.50m) maximum measurements

Coved ceiling, UPVC double glazed window to front elevation, radiator, laminate flooring, door to:

Kitchen/Dinning Room 14' 9" x 13' 0" (4.49m x 3.96m)

Beautifully re-fitted with a modern range of base cupboards and matching eye level units, integrated appliances to include washing machine, fridge and freezer, double electric oven, gas hob with extractor fan, integrated wine cooler, cupboard housing boiler, one and a half bowl sink unit with mixer tap, under unit lighting, Granite work surfaces, island unit with further drawers and cupboards, breakfast bar, inset spotlighting and additional lighting over the island, stairs to first-floor, opening to:

Conservatory 12' 0" x 9' 2" (3.65m x 2.79m)

Glass roof, UPVC double glazed windows and double opening doors to rear garden, tiled flooring, modern vertical radiator.

Landing

Access to loft space, radiator.

Bedroom One 15' 9" x 8' 8" (4.80m x 2.64m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe, additional storage, cupboard over the stairs.

Bedroom Two 9' 10" plus recess x 8' 3" (2.99m x 2.51m)

UPVC double glazed window to rear elevation, radiator, recess for freestanding wardrobe.

Bedroom Three 8' 5" x 5' 10" (2.56m x 1.78m)

UPVC double glazed window to front elevation, radiator.

Shower Room 6' 5" x 6' 2" (1.95m x 1.88m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity drawer unit, double shower cubicle with mains shower and additional rainfall shower head, ladder style radiator, inset spotlighting, extractor fan, tiled walls and floor.

Outside

The rear garden is enclosed by wood panelled fencing, laid to artificial grass with flower beds, patio seating area, door to garage, outside water tap.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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DRAFT DETAILS

£385,000
Falklands Close, Lee-On-The-Solent, PO13 9DF

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