

Situated in a popular area of Lee on the Solent is this well presented three bedroom detached house offered for sale with no forward chain. The property benefits from two separate reception rooms and conservatory overlooking the rear garden.

**The Accommodation Comprises**

UPVC double glazed front door to:

**Entrance Hall**

Stairs to first floor, radiator, thermostat control to wall.

**Lounge 18' 8" x 12' 5" narrowing to 10' 5" (5.69m x 3.78m)**

UPVC double glazed window to front elevation, double glazed sliding door to conservatory, two radiators, feature fireplace currently with an electric fire inset (gas point provided).

**Conservatory 9' 10" x 9' 3" (2.99m x 2.82m) maximum measurements**

Polycarbonate roof, UPVC double glazes windows and double opening doors to rear garden, light and fan, radiator.

**Dining Room 9' 11" x 9' 10" (3.02m x 2.99m)**

UPVC double glazed window to front elevation, coved ceiling, dado rail, consumer unit to wall, arch to:

**Kitchen 9' 0" x 8' 3" (2.74m x 2.51m)**

UPVC double glazed window to rear, fitted with a range of base cupboards and matching eye level units and display units, integrated electric oven, gas hob with extractor hood over, recess and plumbing for slim line dishwasher, space for under counter fridge, radiator.

**Inner Lobby**

UPVC double glazed to door to rear garden, door to:

**Cloakroom**

Extractor fan, close couple WC, wash hand basin set in vanity unit, radiator.

**Landing**

Access to loft space, UPVC double glazed window to rear elevation.

**Bedroom One 12' 3" x 11' 9" (3.73m x 3.58m) maximum measurements**

UPVC double glazed window to front elevation, radiator, built-in wardrobe, door to:

**En Suite**

Obscured UPVC double glazed window to side elevation, shower cubicle with mains shower, radiator, wash hand basin set in vanity unit and shelving above.

**Bedroom Two 10' 9" x 8' 4" (3.27m x 2.54m)**

UPVC double glazed window to front elevation, radiator, built-in wardrobe and airing cupboard housing hot water cylinder.

**Bedroom Three 7' 7" x 7' 2" (2.31m x 2.18m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)**

UPVC double glazed obscured window to rear elevation, close couple WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, extractor fan.

**Outside**

The delightful rear garden is enclosed by wood panel fencing and primarily laid to lawn with large decking area, shrubs and trees to borders. There is a courtesy door to garage which has been divided with the rear part used as a utility with plumbing for appliances. The front part is used for storage and has an up and over door.

**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>







Tenure: Freehold

Council Tax Band: E



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\*DRAFT DETAILS\*

£450,000  
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