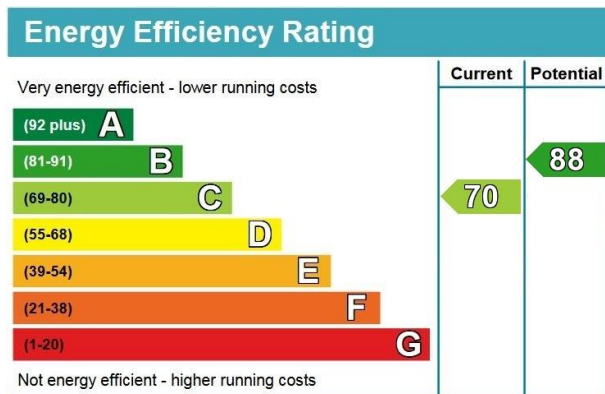


Linton Drive, SP10
 Approximate Gross Internal Area = 58.2 sq m / 627 sq ft
 Approximate Outbuilding Internal Area = 8.5 sq m / 92 sq ft
 Approximate Total Internal Area = 66.7 sq m / 719 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



Linton Drive, Andover

Guide Price £299,950 Freehold

- Entrance Hallway
- Kitchen/Dining Room
- Bathroom
- Good-Sized Mature Garden
- Proximity to Mainline Railway Station
- Living Room
- Two Double Bedrooms
- Driveway Parking
- Close to Amenities
- Planning Permission for Extension

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DESCRIPTION: Occupying a good-sized plot at the end of a quiet cul-de-sac, this two-bedroomed, semi-detached house benefits from driveway parking for three vehicles. Updated by the current owners during their tenure over the last three years, the well-presented accommodation comprises an entrance hallway, living room, kitchen/dining room, two double bedrooms and a bathroom. Outside, a surprisingly spacious, mature, low-maintenance garden spans one side of the property, wrapping around to the rear, bordering an area of woodland. The property is being sold with Full Planning Permission granted for a ground floor extension to the side (TVBC planning ref 23/02193/FULLN).

LOCATION: Linton Drive on the edge of the Artists Way development is located just north of Andover's town centre, off the ring road. The location benefits from proximity to the town centre itself and a wide range of nearby out-of-town supermarkets, retail and fast-food outlets. Andover's mainline railway station is just half a mile away with access to London's Waterloo in just over an hour. Artists Way borders Anton Lakes Nature Reserve with public footpaths linking to Charlie's Fishing Lake and Charlton Lakes further upstream. Charlton village is nearby with its own local amenities including convenience stores, public house, a church, a veterinary practice alongside Charlton Lakes Leisure Park. Open countryside with outlying villages just beyond.

OUTSIDE: Linton Drive is a small cul-de-sac on the edge of Artists Way. The property frontage comprises a tarmac driveway which accommodates three vehicles with gated access into the garden at one side of the property. The front door opens into:

ENTRANCE HALLWAY: Window to the side, stairs to the first floor and door to built-in cloaks storage cupboard housing utility meters. Radiator. Internal glazed door into:

LIVING ROOM: Side aspect with French doors opening out into the garden. Radiator. Internal glazed door into:

KITCHEN/DINING ROOM: Dual aspect kitchen/dining room with an external door and window to the side and a window to the rear. Tiled flooring. A range of eye and base level cupboards and drawers with solid wood worksurfaces over and subway tiled splashbacks. Inset one and a half bowl ceramic sink and drainer, inset gas hob with extractor over and oven/grill below. Integral dishwasher, space and plumbing for a washing machine and space for a fridge freezer. Space for dining. Door to built-in, understairs storage cupboard with shelving, space for a condensing tumble dryer and housing the consumer unit.

LANDING: Door to built-in airing cupboard housing newly installed gas combi boiler. Loft access.

BEDROOM ONE: Dual aspect double bedroom with windows to both sides. Double sliding mirrored doors to built-in wardrobe storage. Radiator.

BEDROOM TWO: Small double bedroom with a window to the rear. Radiator.

BATHROOM: Window to the side. Fully tiled bath enclosure with a panelled bath including a shower over. Close coupled WC, pedestal hand wash basin and heated towel rail.

WRAP-AROUND GARDEN: A good-sized garden maximising the corner plot that the property occupies with gated side access to the driveway at the front of the property. Patio adjacent to the side of the property, extending and wrapping around to the rear. The remainder of the garden is laid to lawn with mature ornamental trees and shrubs, enclosed by closeboard fencing. Block shed/workshop with power and lighting and a greenhouse. External tap. Gated access to the woodland bordering the garden at the rear.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

