



Yale

# 107 Morgan Le Fay Drive, Chandler's Ford, SO53 4JH

£380,000

A delightful three bedroom end of terrace family home situated on the popular Knightwood Park development which boasts an array of amenities including Tesco Local, public house, health practices, schooling and a leisure centre along with a variety of woodland walks. The property enjoys a good size sitting room which overlooks the wonderful 46' South Westerly facing garden that backs onto woodland. There is an attractive kitchen/breakfast room, cloakroom and en suite to master bedroom. Externally, there is a driveway providing off road parking for two vehicles along with a further two parking spaces in the communal car park. Morgan Le Fay Drive sits within catchment for Thornden School.

## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Hall:

#### Cloakroom:

5'10" x 3'1" (1.78m x 0.94m) Comprising wash hand basin, WC.

#### Kitchen/Breakfast Room:

10'8" x 9'3" (3.25m x 2.82m) Built in oven, built in gas hob, fitted extractor hood, integrated fridge, integrated freezer, boiler in cupboard, space and plumbing for dishwasher, space and plumbing for washing machine, space for table and chairs.

#### Sitting Room:

16'4" x 15'9" (4.98m x 4.80m) Stairs to first floor.

### FIRST FLOOR

#### Bedroom 1:

12'6" x 11' (3.81m x 3.35m)

#### En Suite:

8'6" x 3'7" (2.59m x 1.09m) Comprising shower in cubicle, wash hand basin, WC.

#### Bedroom 2:

11' x 9'2" (3.35m x 2.79m)

#### Bedroom 3:

8'7" x 6'11" (2.62m x 2.11m)

#### Bathroom:

6'10" x 5'7" (2.08m x 1.70m) Comprising bath with shower attachment, wash hand basin, WC.

### OUTSIDE:

#### Front:

Driveway providing off road parking for 2 vehicles, outside tap.

#### Rear Garden:

Measures approximately 46' x 18' and benefitting from a pleasant south westerly aspect, and backing onto woodland, with area laid to timber deck, area laid to shingle, garden shed.

#### Parking:

In addition to the driveway there are two further allocated spaces in a car park to the left hand side of the property.

### OTHER INFORMATION

#### Tenure:

Freehold

#### Approximate Age:

1998

#### Approximate Area:

81.5sqm/878sqft

#### Sellers Position:

Looking for forward purchase

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Infant/Junior School:

Knightwood Primary School / St Francis Primary School

#### Secondary School:

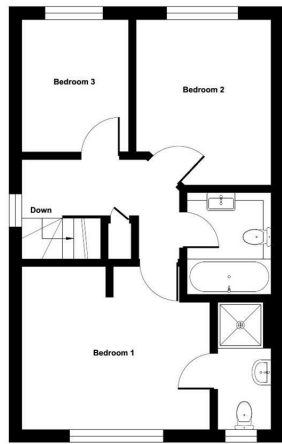
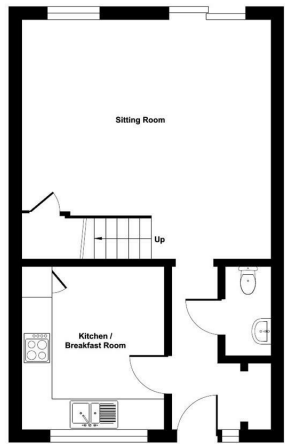
Thornden Secondary School

#### Local Council:

Eastleigh Borough Council - 02380 688000

#### Council Tax:

Band D



Ground Floor = 440 sq ft / 40.8 sq m  
 First Floor = 438 sq ft / 40.6 sq m  
 Total = 878 sq ft / 81.5 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Sparks Ellison. REF: 1103096



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            | <b>75</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)  
 Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



