

**Linton Drive, SP10**  
Approximate Gross Internal Area = 98.3 sq m / 1058 sq ft



**First Floor**



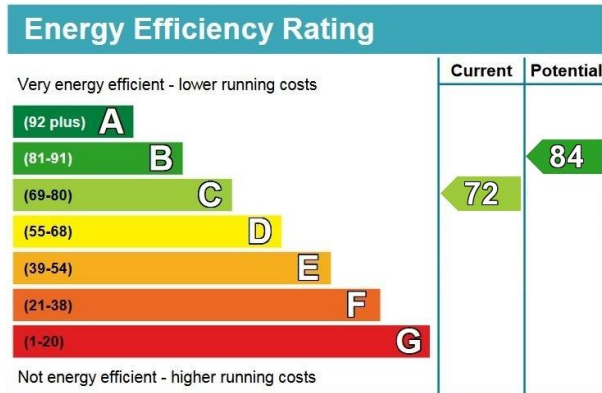
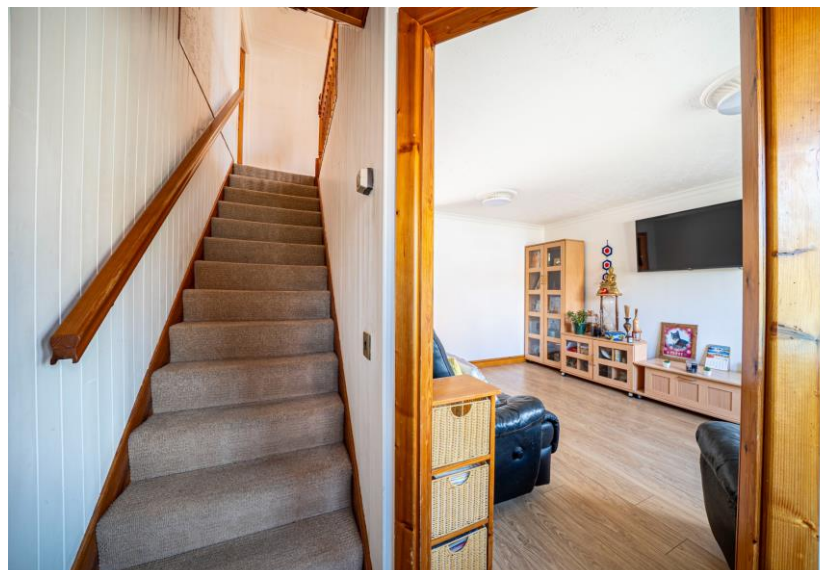
**Ground Floor**

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



**Linton Drive, Andover**

**Guide Price £435,000 Freehold**



- Hallway
- Kitchen/Dining Room
- Ground Floor Bedroom
- 2 Ensuite Shower Rooms
- Driveway Parking
- Living Room
- Utility
- 4 Further Bedrooms
- Bathroom
- Attractive Garden

**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.

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**DESCRIPTION:**

This detached house is located in a cul-de-sac close to the town centre and further amenities. The extended accommodation comprises hallway with stairs to the first floor, a living room, kitchen/dining room with French doors to the garden, utility room, ground floor bedroom with ensuite shower room, first floor master bedroom with ensuite shower room, three further bedrooms and a bathroom. To the front there is driveway parking whilst a particular feature of the property is the good sized garden which benefits from a new gazebo, decked seating area and a shed.

**LOCATION:**

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor and doorway to:

**LIVING ROOM:**

Window to front and doorway to:

**KITCHEN/DINING ROOM:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and American style fridge/freezer. Understairs storage cupboard and breakfast bar with open access to **DINING AREA** with French doors to the garden.

**UTILITY:**

Accessed from the garden with space and plumbing for washing machine, work surface and shelving.

**BEDROOM 2:**

Converted from the garage with a window to the front. Tiled flooring, wall mounted boiler and door to:

**ENSUITE SHOWER ROOM:**

Window to side. Shower cubicle, wash hand basin, WC and heated towel rail.

**FIRST FLOOR LANDING:**

Loft access, airing cupboard with hot water tank and shelving and doors to:

**MASTER BEDROOM:**

Window to front. Wardrobe cupboards with sliding mirror doors and access to:

**ENSUITE SHOWER ROOM:**

Velux window to rear. Shower cubicle, wash hand basin and WC.

**BEDROOM 3:**

Windows to front. Extensive range of fitted wardrobe cupboards with mirror doors, shelved storage cupboard and timber flooring.

**BEDROOM 4:**

Window to rear.

**BEDROOM 5:**

Window to rear.

**BATHROOM:**

Window to side. Panelled bath with shower attachment, wash hand basin and WC.

**OUTSIDE:**

To the front there is a blocked paved driveway offering parking and gated side access to:

**REAR GARDEN:**

Good sized garden with a patio area adjacent to the house with an outside tap and raised beds. New solid wood seating area with a gazebo leading to a gravelled seating area and a step down to a lower decked seating area, a poly tunnel and shed.

**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.

