







15 The Spinney | £325,000

Totton, Southampton, Hampshire, SO40 2WB

Henshaw Fox













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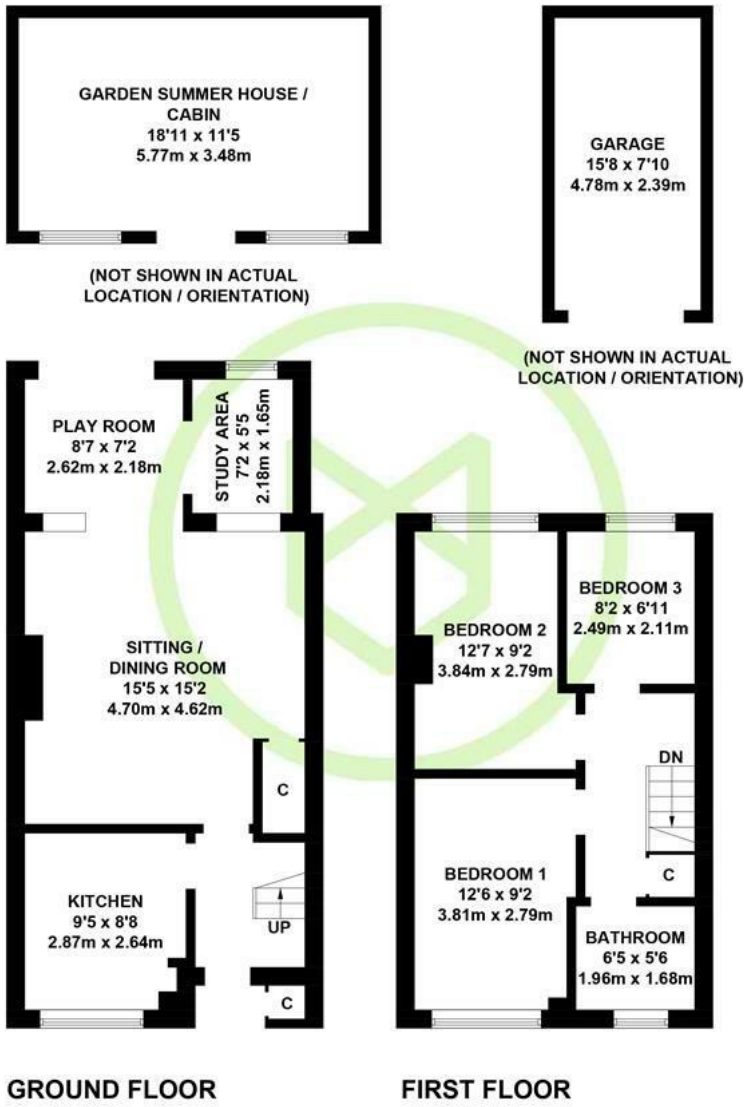

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 491 SQ FT / 45.6 SQ M
FIRST FLOOR = 388 SQ FT / 36.1 SQ M
OUTBUILDINGS = 340 SQ FT / 31.6 SQ M
TOTAL = 1219 SQ FT / 113.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1346957)

Summary

This extended three bedroom family home enjoys a private position tucked away at the end of a terrace in this popular residential area ideal for young families, investors or first time buyers with a wealth of amenities close by including schooling, local shops and a recreation ground. The three well proportioned bedrooms are served by a family bathroom on the first floor, complemented by a generous living space on the ground floor comprising a sitting room, dining/play area and study. The fitted kitchen comes with a range style cooker and ample space for a range of white goods. The enclosed and private rear garden features a patio area overlooking an area of lawn with a large timber garden cabin providing a versatile outdoor space fitted with power and lighting. A garage is situated in a block with one allocated parking space.

Features

- An extended end of terrace family home
- Two double bedrooms and one single room
- Generous extended reception area
- Sitting room, separate dining area currently utilised as a play area and study
- Fitted kitchen with range style cooker
- Enclosed front and rear gardens
- Large timber garden cabin fitted with power and light
- Garage in a block with one parking space
- Local schooling, recreation ground and shops nearby

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor
A covered entrance way has a useful storage cupboard and recessed part glazed front door which opens into the welcoming entrance hall with stairs to the first floor and storage space under. To the left, the fitted kitchen offers a range of shaker style wall and base units with contrasting worksurfaces and brick tiled splash backs. A range style cooker is included with an extractor hood over, plumbing for a washing machine and dishwasher with space for a freestanding fridge freezer. The generous reception area provides ample space for seating and family dining with a useful storage cupboard situated under the stairs. To the rear the single storey extension accommodates a dining/play area over looking the enclosed rear garden with a study adjacent.

First Floor
The landing allows access to the part boarded loft space via a hatch with a shelved linen cupboard over the stairs. Bedrooms one and two are generous double rooms complemented by a third single room all served by the fully tiled family bathroom. The P-shaped bath has a mixer shower over with a wash basin, dual flush wc and heated towel rail.

Parking
The property benefits from a single garage in a block with a parking space in front. Communal parking is available.

Outside
The gated front garden is predominantly laid to lawn and bordered by mature hedgerow. A storage cupboard is situated to the right of the front door. Secure double gates to the side of the property open to a paved sideway and covered store area. A generous patio seating area abuts the rear of the property, perfect to relax or entertain. A central pathway flanked by well tended lawns extends to the large timber garden cabin which spans the width of the garden, perfect as a home office/gym or bar and is fitted with power and light.

Location
Totton is situated on the eastern edge of The New Forest and on the River Test close to the city of Southampton. Totton is served by the South Western mainline railway at Totton Station which provides links to Southampton, London, Bournemouth and Poole. Easy accessibility is available to the M27 and its major commuting links and the New Forest National Park is approximately a mile away. A nature reserve just at the end of the cul-de-sac offers the perfect spot for dog walking.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position
Buying on

Heating
Gas fired central heating

Infants & Junior School
Calmore Infants and Calmore Junior School

Secondary School
Testwood School

Council Tax
Band C - New Forest District Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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