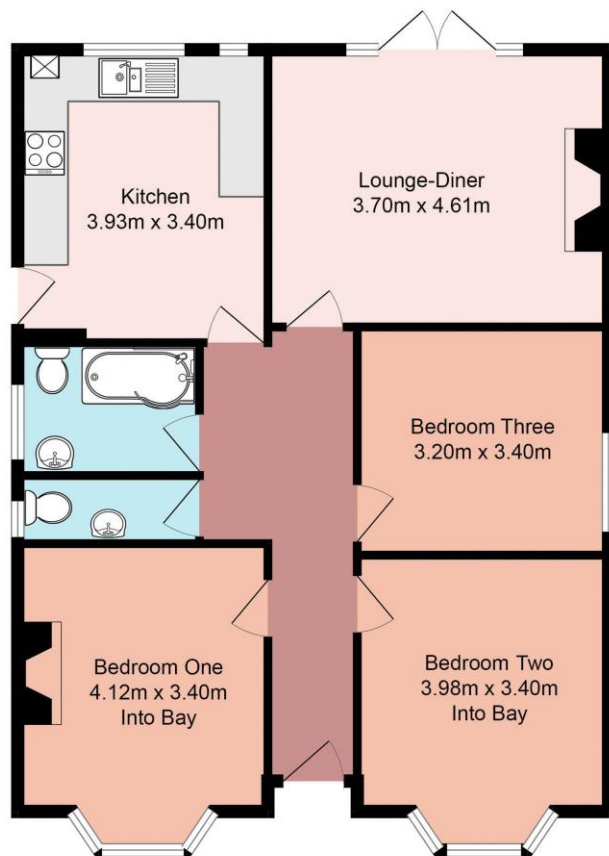


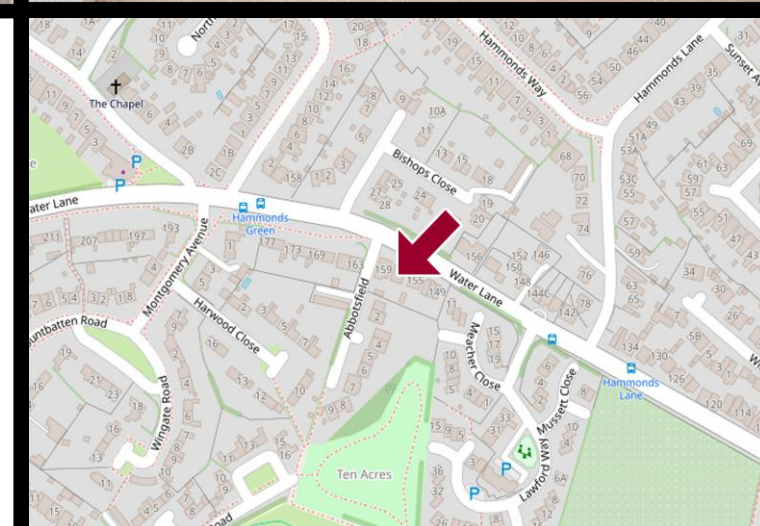


157, Water Lane, Totton, SO40 3GT
£435,000

brantons



Ground Floor
81.5 sq.m. approx.



Accommodation

Hall - 20' 4" x 6' 8" (6.20m x 2.04m) Max

Lounge-Diner - 12' 2" x 15' 1" (3.70m x 4.61m)

Kitchen - 12' 11" x 11' 2" (3.93m x 3.40m)

Bedroom One - 13' 6" x 11' 2" (4.12m x 3.40m) Into Bay

Bedroom Two - 13' 1" x 11' 2" (3.98m x 3.40m) Into Bay

Bedroom Three - 10' 6" x 11' 2" (3.20m x 3.40m)

Bathroom - 5' 10" x 8' 0" (1.79m x 2.45m)

W.C - 3' 0" x 8' 0" (0.91m x 2.45m)

Property

An exciting opportunity arises to purchase this spacious and highly versatile detached bungalow, offering well-proportioned accommodation and a high standard of decorative order throughout. The layout is comprised of a generous lounge-diner with feature fireplace, providing an excellent space for both relaxing and entertaining, with direct access to the rear garden via French doors. The contemporary kitchen is of a particularly good size and offers ample worktop and storage space. The property benefits from three well-proportioned bedrooms, all of which are substantial double rooms and two featuring attractive bay windows. The bedrooms are served by a modern family bathroom with shower-bath, and a separate WC, adding convenience for everyday living. The central hallway provides an excellent flow throughout the home and enhances the sense of space. Externally, there is a good sized rear garden which is laid to patio seating, and lawn with a storage shed nestled in the corner. The garden enjoys plenty of sunlight from its South West facing orientation. This bungalow would be ideally suited to families, downsizers, or buyers looking for single-storey living with generous room sizes. No forward chain is offered and an internal viewing is strongly recommended to fully appreciate the size and layout of this appealing home.

Features

- *NO FORWARD CHAIN*
- Charming Detached Bungalow
- Three Double Bedrooms
- Lounge-Diner with Feature Fireplace & French Doors
- Modern Kitchen
- Three Piece Bathroom with Shower-Bath
- Separate W.C
- Driveway Parking
- Private Sunny South-West Facing Rear Garden
- Convenient Central Location

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments
Infant: Lydlynch
Junior: Abbotswood
Senior: Testwood

Distances

Motorway: 1.3 miles
Southampton Airport: 8.5 miles
Southampton City Centre: 4.5 miles
New Forest Park Boundary: 1.7 miles
Train Stations
Ashurst: 4.3 miles
Totton: 0.7 miles

Directions

1) From our office travel West on Water Lane 2) Continue for approximately half a mile. 3) You will find the property on the left hand side.

Energy Performance

Energy performance certificate (EPC)

157 Water Lane Totton SOUTHAMPTON SO40 3GT	Energy rating C	Valid until: 5 October 2033 Certificate number: 2306-4419-3516-0185-1941
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Property type: Detached bungalow
Total floor area: 88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

