DIMON Estate Agents

Bayntun Drive,
Lee On The Solent, Hampshire, PO13 9JY

GUIDE
£550,000-£575,000








Detached Four / Five Bedroom House

Additional Self Contained One Bedroom Annex

Kitchen / Dining Room

Main Bathroom

En-Suite To Bedroom One & Ground Floor W.C

Parking For Several Cars

PVCu Double Glazing & Gas Central Heating

Remainder Of Builders Warranty

023 9258 5588

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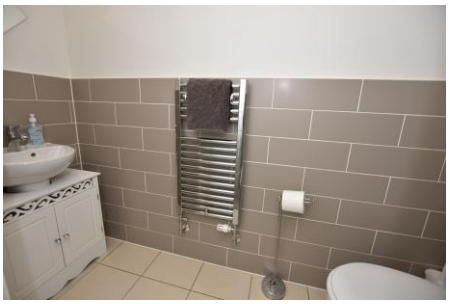
Ground Floor



First Floor









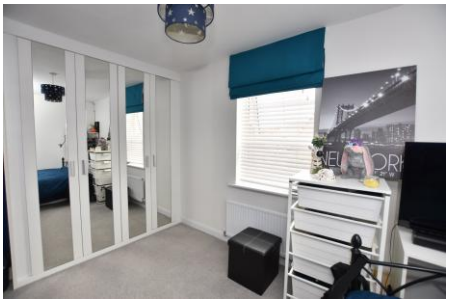


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Composite front door with glazed panel, radiator, meter cupboard, airing cupboard, stairs to first floor.
Cloakroom	With low level W.C., pedestal hand basin, ½ tiled walls, ceramic tiled floor, extractor fan.
Bedroom 5 / 2nd Reception Room	10'10" (3.3m) x 9'9" (2.97m) Twin aspect room with 2 PVCu double glazed windows, radiator.
Lounge	17'0" (5.18m) x 10'3" (3.12m) Twin aspect room with PVCu double glazed window, French doors to garden, 2 radiators, part glazed door to hallway.
Kitchen / Dining Room	15'2" (4.62m) x 15'2" (4.62m) 1 ½ bowl sink unit, wall and base units with worksurface over, built in oven and microwave, 5 ring gas hob with extractor canopy over, plumbing for washing machine, integrated dishwasher, integrated dishwasher, island which will accommodate 6-8 people with storage cupboards and wine fridge under, triple aspect room with 3 PVCu double glazed windows, PVCu double glazed French doors to garden, integrated fridge/freezer, double radiator, ceramic tiled floor, acrylic splashbacks, LED kick board lighting.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, radiator.
Bedroom 1	13'7" (4.14m) To Wardrobe x 10'0" (3.05m) Twin aspect room with 2 PVCu double glazed windows, radiator, fitted wardrobe with mirror fronted sliding doors.
En-Suite Shower Room	White suite of shower cubicle, pedestal hand basin, low level W.C., PVCu double glazed window, ½ tiled walls, fully tiled to shower area, chrome heated towel rail, extractor fan.
Bedroom 2	12'4" (3.76m) To Wardrobe x 8'11" (2.72m) Twin aspect room with 2 PVCu double glazed windows, built in wardrobe and radiator.
Bedroom 3	9'8" (2.95m) To Wardrobe x 9'1" (2.77m) PVCu double glazed windows, radiator, built in wardrobe.
Bedroom 4	7'6" (2.29m) x 7'1" (2.16m) PVCu double glazed window, fitted cupboard, radiator.
Bathroom	With panelled bath with shower over, fold back shower screen, pedestal hand basin, low level W.C., tiled walls, chrome heated towel rail, extractor fan.
OUTSIDE	
Front Garden	With iron railing, lawn, block paved path, side access with timber gate to rear garden.

Rear Garden	With patio, lawn and decking area, circular patio, block paved parking area with parking for 3 cars. To the rear of the annex is an additional garden area which would be suitable to erect some storage.
Newly Converted Annex	Currently in the process of being converted to a 1 bedroom annex with: Open plan living area: 19`1 (5.82) x 9`9 (2.97) with PVCu double glazed French doors, key light roof window. Kitchen area: with 1 1/2 bowl drainer sink unit, wall and base cupboards, cooker and hob, space for washing machine and dishwasher, space for fridge/freezer. Bedroom: 12`11 (3.94m) x 9`1 (2.78m) with PVCu double glazed window, access to storage with light. Shower Room: with shower, hand basin and W.C., electric towel rail.
Agents Note	The owner advises that there is a Grounds Fee of £13.25 per month.
Agents Note	The owner advises us that the solar panels are owned outright and feed into the electric system.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band E.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk







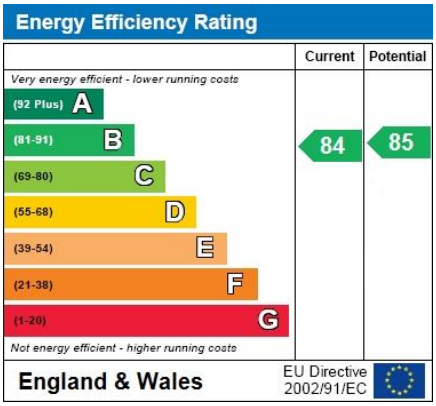












Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.