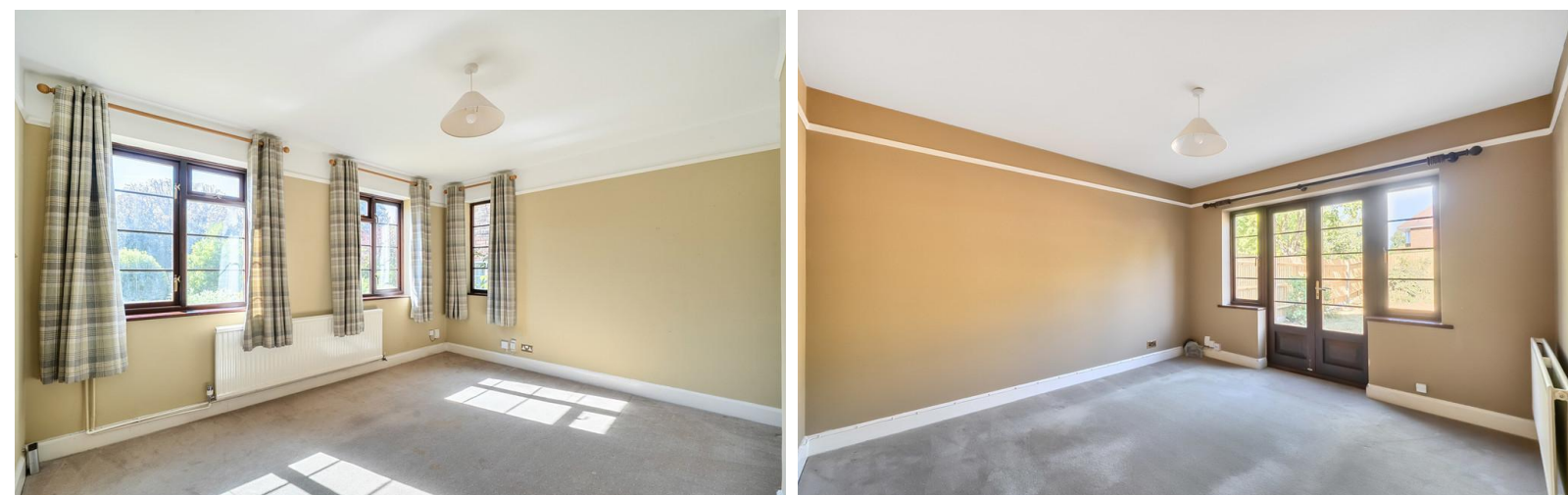




Approximate Area = 1013 sq ft / 94.1 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 1221 sq ft / 113.4 sq m

For identification only - Not to scale
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © martinco 2026. Produced for Martin & Co. REF: 1500123

FOR SALE



Martin & Co Basingstoke

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Eastrop Lane, Basingstoke, RG21 4AR

3 Bedrooms, 1 Bathroom, Detached House

£575,000





Eastrop Lane, Town Centre

£575,000

- Three-Bedroom Detached Home
- Generous Frontage
- Dual-Aspect Lounge
- Separate Dining Room
- Ground-Floor Cloakroom
- Fully Tiled Shower Room
- Enclosed, Mainly Lawned Rear Garden

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

Located on one of Basingstoke's premier roads, this three-bedroom detached home offers a dual-aspect lounge, dining room, fitted kitchen and fully tiled shower room. Outside is an enclosed rear garden with lawn, patio and mature planting, driveway parking and a single garage with power and lighting.

FRONT Set back from the road, the property has an attractive red-brick exterior and a generous frontage. A driveway provides off-road parking and continues alongside the house to a garage positioned towards the rear. The front garden is mainly laid to lawn and complemented by established shrubs, mature planting and well-stocked borders. A covered entrance porch, with an external light, shelters the timber front door and provides access into the property

ENTRANCE HALL The front door opens into a generous entrance hall providing access to the principal ground-floor rooms. A carpeted staircase rises to the first floor, complemented by a wooden handrail and natural light from a window above the stairs. Further features include a radiator, dado rail, ceiling light and wall-mounted heating controls, with the hallway continuing through towards the kitchen at the rear.

CLOAKROOM Positioned beneath the staircase, the ground-floor cloakroom is fitted with a low-level W.C. and includes half-tiled walls, wood-effect flooring, a wall-mounted mirror and an obscure-glazed window providing natural light. There is also access to useful built-in storage beneath the stairs.

LOUNGE 13' 5" x 11' 11" (4.09m x 3.63m) A generous dual-aspect reception room with two windows overlooking the front garden and an additional window to the side, allowing plenty of natural light into the space. The room provides ample space for a range of seating and freestanding furniture and includes fitted carpet, radiators and a ceiling light.

DINING ROOM 12' 6" x 12' 1" (3.81m x 3.68m) A generous rear-facing dining room offering ample space for a full-sized dining table and additional freestanding furniture. Glazed double doors, flanked by matching windows, provide plenty of natural light and open directly onto the rear garden. The room is finished with fitted carpet and



includes a radiator and ceiling light.

KITCHEN 8' 10" x 8' 8" (2.69m x 2.64m) The kitchen is fitted with a range of light wood-effect wall and base units, complemented by dark work surfaces and tiled splashbacks. A stainless-steel sink with drainer and mixer tap is positioned beneath the rear-facing window. There is a freestanding electric cooker with a ceramic hob, together with space and plumbing for a washing machine and further under-counter appliances. Additional features include a tall fitted storage cupboard with internal shelving, wood-effect flooring and a wall-mounted Worcester boiler. A partially glazed external door provides access outside.

FIRST FLOOR LANDING The staircase rises to a carpeted first-floor landing providing access to the bedrooms and bathroom. Natural light is provided by the window above the stairs, with further features including a loft access hatch and a built-in storage cupboard fitted with shelving and a radiator. The landing also provides access to a separate storage area with its own window.

BEDROOM 1 12' 6" x 11' 11" (3.81m x 3.63m) A generous dual-aspect double bedroom with two windows overlooking the front garden and an additional window to the side. The multiple windows provide plenty of natural light, while the room offers ample space for a double bed and a range of freestanding bedroom furniture. Further features include fitted carpet, a wide radiator and a ceiling light.

BEDROOM 2 12' 6" x 12' 1" (3.81m x 3.68m) A well-proportioned double bedroom with a range of windows overlooking the rear garden. The room benefits from plenty of natural light. Further features include fitted carpet, a radiator, and a ceiling light.

BEDROOM 3 8' 8" x 7' 9" (2.64m x 2.36m) A well-proportioned single bedroom with a window overlooking the front garden. The room offers space for a single bed and additional freestanding furniture and includes fitted carpet, a radiator, and a ceiling light.



SHOWER ROOM A fully tiled shower room fitted with a curved corner shower enclosure, low-level W.C. and wash hand basin with mixer tap and vanity storage beneath. Further features include a wall-mounted mirror, chrome heated towel rail and two obscure-glazed windows providing natural light and ventilation. The tiling continues across the floor and includes a decorative border around the walls.

REAR A generous enclosed rear garden, mainly laid to lawn and complemented by established shrubs, planted borders and mature greenery. Immediately adjoining the house is a paved patio with brick detailing, while a second paved seating area is positioned towards the rear. A pathway runs alongside the brick-built garage, which has pedestrian access from the garden. Further features include timber-panel fencing, an external water tap and gated side access to the driveway.

KEY FACTS FOR BUYERS Council Tax Band: E
Basingstoke and Deane
EPC Rating: D
Garage and Driveway Parking
Mains Water, Gas and Electric

Agents Note
The vendor is exploring the possibility of seeking planning permission for potential residential development on part of the land to the rear of the property. No planning application has been submitted, and there is no certainty that an application will be made or that permission will be granted.

