



Megson Drive, Lee-On-The-Solent PO13 8BA

welcome to

Megson Drive, Lee-On-The-Solent

**** Great Location ** Open Spaces to the Front ** Three Bedrooms ** Ensuite ** Integral Garage ****

Entrance Porch

UPVC door to front access, UPVC double glazed windows to side and front elevation, inner UPVC door to:

Entrance Hall

Stairs to first floor landing, door to garage, radiator.

Cloakroom

Wash hand basin, wc, radiator.

Dining Room

10' 9" max x 8' 10" max (3.28m max x 2.69m max)

UPVC double glazed bay window to front elevation, understairs storage, radiator.

Lounge

13' 9" max x 12' 5" max (4.19m max x 3.78m max)

UPVC double glazed window to rear elevation, UPVC French style doors to conservatory, feature fire surround with electric fire, two radiators.

Kitchen

10' 1" x 8' 7" (3.07m x 2.62m)

UPVC door to rear garden, UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl sink and drainer unit with mixer tap, integrated oven, hob, cooker-hood, space for washing machine, cupboard housing gas boiler, integrated fridge/freezer, tiled splashbacks, radiator.

Conservatory

11' 11" x 10' 11" (3.63m x 3.33m)

Polycarbonate roofing, brick based, UPVC double glazed windows to rear elevation, UPVC French style doors to rear garden.

First Floor Landing

Access to loft space, storage cupboard, doors to:

Master Bedroom

12' 3" max x 11' 5" max (3.73m max x 3.48m max)

UPVC double glazed window to rear elevation, in-built wardrobes, radiator, door to:

En-Suite

UPVC double glazed window to rear elevation, shower cubicle, wc with concealed cistern, vanity wash hand basin, heated towel rail, extractor fan.

Bedroom 2

14' 1" max x 11' 5" max (4.29m max x 3.48m max)

UPVC double glazed window to front elevation, in-built wardrobe, radiator.

Bedroom 3

11' 4" max x 10' 10" max (3.45m max x 3.30m max)

UPVC double glazed bay window to front elevation, in-built wardrobes, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath with mixer tap, shower cubicle, wash hand basin, wc, heated towel rail.

Outside

To the front the garden has a driveway leading to the integral garage. To the rear the stunning garden has mature plants and shrubs, patio section, laid to lawn area, shed and enclosed by panel fencing.

Integral Garage

Metal up and over door.

Special Features

3kw of solar panels.





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welcome to

Megson Drive, Lee-On-The-Solent

- Three Bedrooms
- detached
- Drive and Garage
- Ensuite
- Quiet Location

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers over
£475,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS106946 - 0005

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