

79, Mortimers Lane, Eastleigh, SO50 7BT
£775,000

This immaculately presented four-bedroom semi-detached cottage built in the 1830's, is light and airy throughout, offering versatile living and entertaining spaces ideal for modern family life. The ground floor features a superb kitchen/dining area, a separate utility room, cloakroom, and a second reception room that can also serve as bedroom four, making it perfect for guests, home working, or multigenerational living.

Upstairs, the high standard of presentation continues. The master bedroom benefits from a stylish en-suite, while the remaining bedrooms are served by a contemporary four-piece family bathroom.

A fantastic opportunity to acquire a spacious, flexible family home—early viewing is highly recommended to fully appreciate all this property has to offer.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed via a shared driveway, which in turn leads to an area of, off road parking laid to bloc paving.

A couple of steps down leads to a canopied entrance porch with courtesy lights over and via a composite door with double glazed window opens onto

Entrance Hallway 19'2" x 12'11" (5.85 x 3.94)

This light, bright and spacious entrance hallway, really sets the scene for the accommodation on offer of this property.

Smooth plastered ceiling, eight LED downlighters, 'Karndean' style flooring, two single panel radiators. Wall mounted 'Honeywell Home' heating control thermostat

Staircase leading to the first floor landing.



Kitchen Area 21'0" x 11'3" (6.41 x 3.43)

The kitchen is fitted with a wide range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap over, four burner induction hob with integrated extractor fan, eye level 'Bosch' electric fan assisted oven with combination oven over, integrated tall fridge / freezer, integrated full sized dishwasher.

An island unit, is a particular feature of this room and is illuminated by a glass lantern over, increasing the natural light into this room.

Continuation of flooring from the entrance hallway, smooth plastered ceiling and ten LED downlighters.



Cloakroom

Fitted with a two piece suite comprising concealed cistern wc and dual push flush, floating wash hand basin with vanity unit storage below.

Smooth plastered ceiling, two LED downlighters, obscure upvc double glazed window to the front aspect, chrome heated towel rail, continuation of flooring from the entrance hallway.



Kitchen / Dining Area 29'8" x 11'3" (9.06 x 3.43)



Plant Room

Ceiling light room, housing an 'Ideal' boiler, pressurised hot water cylinder. Electrical consumer unit, heating control unit, and electric meter, are all housed here.

Access to roof storage.

Dining Area 8'7" x 14'7" max (2.64 x 4.47 max)

Smooth plastered ceiling, four LED downlighters, double panel radiator.

Feature panelled wall with 'hidden' door.



Utility Room 6'7" x 6'10" (2.01 x 2.09)

The utility is fitted with a range of low level and wall mounted cupboards. Heat resistant worksurface with inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Single panel radiator, space for two undercounter appliances and space for a tall fridge / freezer.

Smooth plastered ceiling, two ceiling light points.

Office 10'7" x 8'8" (3.23 x 2.66)

Vaulted ceiling, wall light point, provision of power points, double panel radiator, upvc double glazed window to the side aspect, a upvc door gives access to the rear garden.



Lounge 18'6" x 13'5" (5.66 x 4.10)

Smooth plastered ceiling, four LED downlighters, central ceiling light point, upvc double glazed window to the front aspect, two single panel radiators, provision of power points, television point.

The room centres on an open fireplace with clay tiled hearth and an oak mantle over.



Bedroom 4 15'5" x 6'6" max (4.70 x 1.99 max)

A versatile room currently utilised as a bedroom. With part vaulted ceiling, four downlighters, upvc double glazed window to the front and side aspect, provision of power points, single panel radiator. The room benefits from built in furniture providing hanging rail and shelving.



First Floor

The landing is accessed via a straight flight staircase from the entrance hallway. With a range of vaulted ceilings, ceiling light point, LED downlighters, and access to the roof void. Single panel radiator.

A door opens to a useful storage cupboard providing hanging rail and shelving.

Master Suite 16'5" x 14'9" (5.02 x 4.51)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. The room centres on a cast iron open fireplace with an 'Adam' style mantle over.

The room benefits from a range of fitted furniture including gantry cupboards, bedside and dressing tables.

From here a door opens to an ensuite shower room.



Bedroom 3 14'11" x 6'6" widening to 8'7" (4.55 x 2.0 widening to 2.62)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side and rear aspect, single panel radiator, provision of power points.



Ensuite 13'1" x 4'9" (3.99 x 1.45)

Fitted with a three piece suite comprising floating wash hand basin with storage below, concealed cistern wc, shower enclosure with dual shower head, central drain point.

Smooth plastered ceiling, four LED downlighters, extractor fan, obscure upvc double glazed window to the front aspect, 'Karndean' style flooring, towel rail.

Family Bathroom 11'3" x 5'1" (3.45 x 1.57)

Fitted with a four piece suite comprising floating wash hand basin set within a vanity unit with storage below, concealed cistern wc with push flush, panelled bath with hand held shower attachment, shower enclosure with dual head.

Smooth plastered ceiling, three LED downlighters, extractor fan, 'Karndean' style flooring, chrome heated towel rail, ceramic glazed tiling.



Bedroom 2 11'1" x 9'9" (3.40 x 2.98)

Smooth plastered ceiling, four LED downlighters, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. The room benefits from fitted wardrobes accessed by sliding mirror fronted doors, providing hanging rail and shelving.

Rear Garden

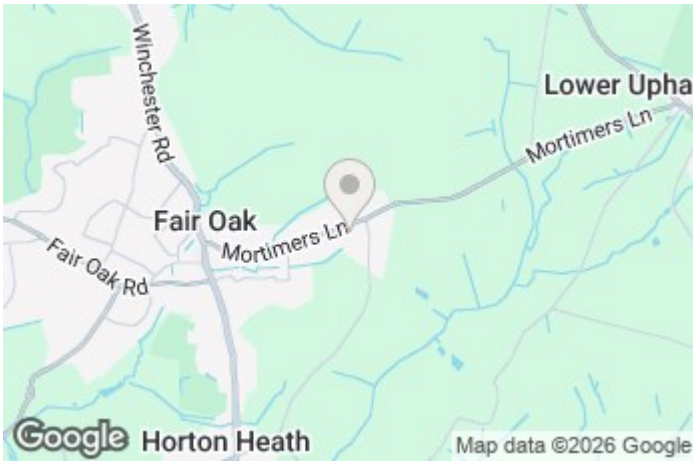
The rear garden is a particular feature of this property. Stepping out onto an area laid to an area laid to patio, providing a very pleasant seating area.

From here the garden is principally laid to lawn with a path leading down the garden with flower beds.





Council Tax Band F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	