



Connells

Lingfield Close
Old Basing Basingstoke

Lingfield Close Old Basing Basingstoke RG24 7ED

for sale offers in excess of
£325,000



Property Description

Situated in the historic village of Old Basing, the property is within walking distance to plenty of parks, fields and open space. The location is perfect for a family home as the local area features the Old Basing Infant School, St Mary's Church and Basing House. Basingstoke's town centre is just over 3 miles away from the property, offering a variety of shops, bars, restaurants and entertainment facilities. The mainline train station to London Waterloo and the Basingstoke Bus Station are also within the Town Centre.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed glass panel front door, double glazed window to front aspect, stairs to first floor, storage cupboard, doors to:

Lounge/Diner

10' 5" (max) x 23' 1" (max) (3.17m (max) x 7.04m (max))

Double glazed window to front aspect, double glazed glass panel sliding doors to rear garden, serving hatch to the kitchen.

Kitchen

8' 1" (max) x 9' 11" (max) (2.46m (max) x 3.02m (max))

Work surfaces with cupboards and drawers under and cupboards over, double glazed window to rear aspect, double glazed glass panel door to rear garden, four ring gas hob with oven under and hood over, one and a half bowl stainless steel sink with drainer and mixer tap, space for fridge-freezer, space for washing machine, space for dishwasher.

Upstairs

Landing

Airing cupboard housing hot water tank, doors to:

Bedroom One

12' 5" (max) x 9' 10" (max) (3.78m (max) x 3.00m (max))

Double glazed window to front aspect, double door built-in cupboard.

Bedroom Two

10' 1" x 10' 8" (3.07m x 3.25m)

Double glazed window to rear aspect, double door built-in cupboard.

Bedroom Three

7' 3" x 9' 5" (2.21m x 2.87m)

Double glazed window to front aspect.

Bathroom

Double glazed window to rear aspect, panel enclosed bath with shower attachment, low level WC, wash hand basin, part tiled walls.

Outside

Front Garden

Pathway leading to front door, lawn area.

Rear Garden

South facing and fully enclosed, with partial patio, pebble and lawn.

Parking

The property benefits from having communal parking available.

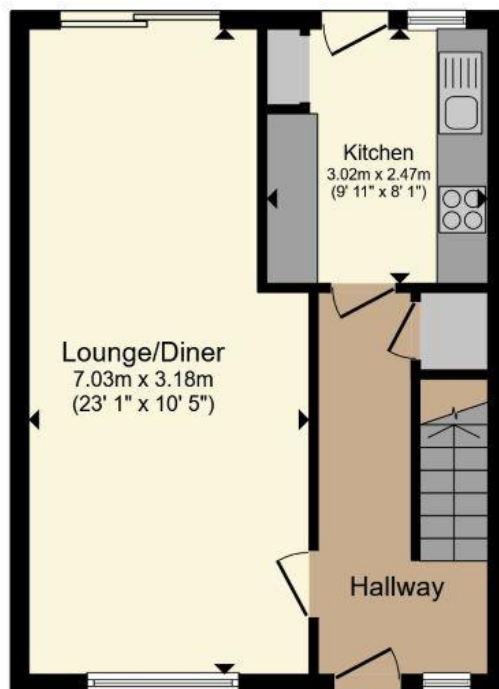
Garage En Bloc

Please note, the garage has not been inspected.

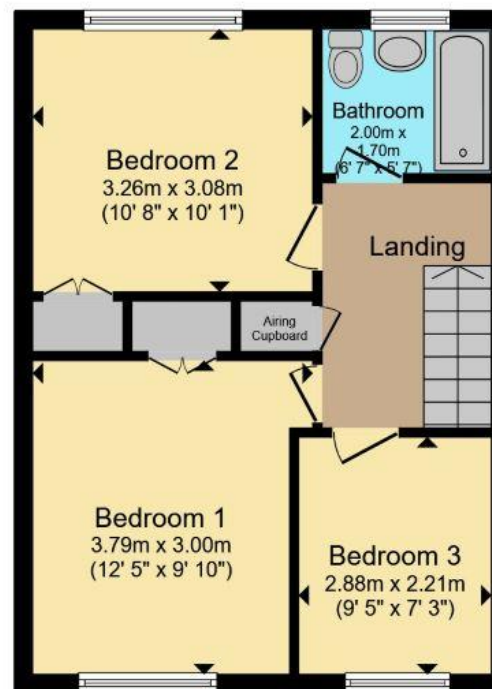








Ground Floor



First Floor

Total floor area 82.1 m² (884 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01256 464566
E basingstoke@connells.co.uk

1 Wote Street
 BASINGSTOKE RG21 7NE

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314554



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BTK314554 - 0021