

Situated in a delightful cul-de-sac within Lee-On-Solent and within close proximity to the sea front is this spacious three bedroom detached bungalow which is offered for sale with no forward chain. The property benefits from three bedrooms, garage and sun lounge to the rear of the property.

The Accommodation Comprises

Double glazed sliding door and window to:

Entrance Porch

Tiled flooring, glazed door and glazed side panel to:

Entrance Hall

Flat ceiling, radiator, access to loft space, two storage cupboards.

Lounge/Dining Room 19' 1" x 13' 9" (5.81m x 4.19m)

Coved ceiling, two UPVC double glazed windows to front elevation, two UPVC double glazed windows to side elevation, two radiators, living flame gas fireplace with brick surround.

Kitchen 11' 1" x 10' 0" (3.38m x 3.05m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, drawer units, integrated electric oven, gas hob with extractor hood over, one and a half bowl single drainer sink unit with mixer tap, space for under counter appliances and space for tall free-standing fridge freezer, wall mounted Glowworm boiler, larder cupboard.

Shower Room 11' 0" x 6' 11" (3.35m x 2.11m) maximum measurements

Obscured UPVC double glazed window to side elevation, inset spotlighting, extractor fan, close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower, radiator, wall mounted Dimplex heater.

Bedroom One 12' 1" x 11' 1" (3.68m x 3.38m) maximum measurements

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

En Suite Cloakroom 5' 4" x 3' 6" (1.62m x 1.07m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder-style radiator, inset spotlight.

Bedroom Two 11' 6" x 9' 1" (3.50m x 2.77m)

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

Bedroom Three 11' 9" x 7' 10" (3.58m x 2.39m)

Coved ceiling, UPVC double glazed obscured window to side elevation, radiator, built-in wardrobe, double glazed window and sliding door to:

Sun Lounge 13' 4" x 8' 9" (4.06m x 2.66m)

UPVC double glazed windows to rear and side elevations, inset spotlighting.

Outside

The rear garden is a delightful feature the home, enclosed by wood panelled fencing, primarily laid to lawn with storage shed, side pedestrian access, paved seating area and composite decking. Outside socket and water tap, courtesy door to garage which has power and light connected and remote-control roller door. The Front of the property is a block paved driveway providing off road parking, and further area laid to paving with established planting to borders.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

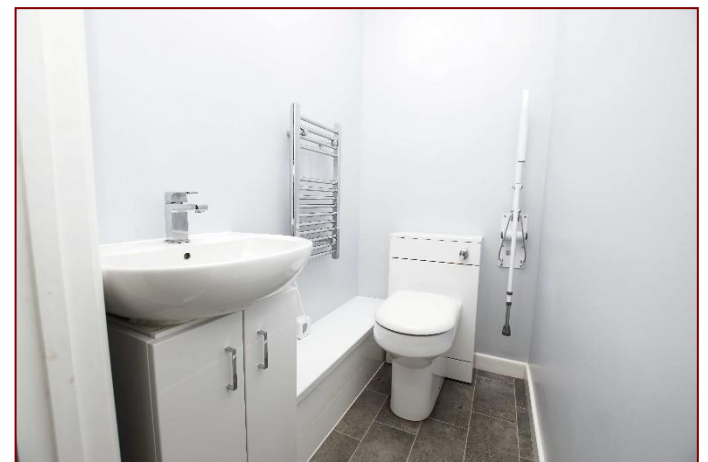
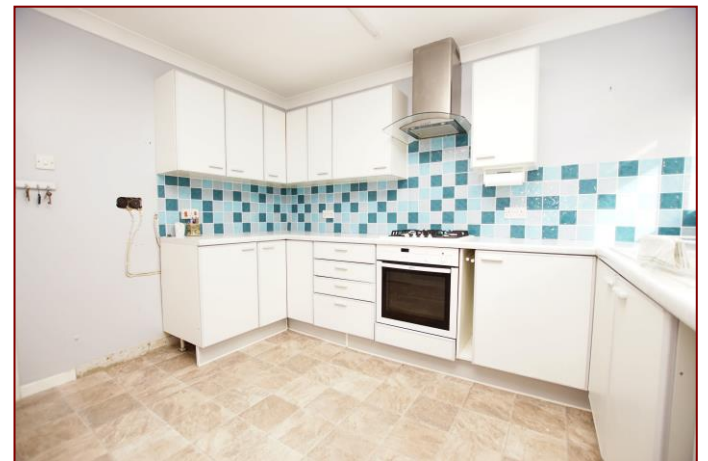
Gas Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: E

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

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£450,000

Lancaster Close, Lee-On-The-Solent, PO13 9AY

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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