



**Connells**

Lakelands Drive  
SOUTHAMPTON



### Property Description

Connells are bringing to market this four bedroom mid-terraced home. The living room is accessed through the kitchen and offers the ideal family setting and allows natural light to flood in and create a bright airy atmosphere to a bay window. The kitchen/dining area provides a fantastic social setting and has been beautifully refurbished to a high standard with ample cabinet storage, island storage, a mixture of built-in and freestanding appliances, downstairs W/C adjacent and access to the private rear garden with shed storage. The first floor are three well-sized bedrooms, two with built-in storage, and a three-piece family bathroom with storage cabinet and a bath with attached shower. The second floor offers a further double bedroom with storage space into the eaves. Other benefits are EV Charging, double glazing, gas central heating and driveway parking for 2 cars. Locally it's opposite a 'green flag' park with dog agility, MUGA and play area. Utilised by families, dog walkers and local community groups. This property would make the ideal family home with a spacious layout, many amenities and transport links for all.



It is also conveniently located 2.2 miles from General Hospital and has easy access to the City Centre and a wide range of shopping facilities, including the West Quay Shopping Centre. Southampton boasts a mainline railway station and there is easy access to the M3/M27 motorways, cruise terminals, Southampton Solent University & University of Southampton.

## Hallway

## Living Room

12' 6" Max narrowing to x 9' 10" ( 3.81m Max narrowing to x 3.00m )

## Kitchen/Dining Room

16' 4" Max narrowing to x 16' 4" Max ( 4.98m max narrowing to x 4.98m )

## Stairs Leading To First Floor

## Bedroom One

12' 6" Not into Bay narrowing to x 9' 8" Into Chimney ( 3.81m Not into Bay narrowing to x 2.95m )

## Bedroom Two

11' 11" Max narrowing to x 9' 8" Max ( 3.63m Max narrowing to x 2.95m )

## Bedroom Three

8' 10" narrowing to x 6' 1" ( 2.69m narrowing to x 1.85m )

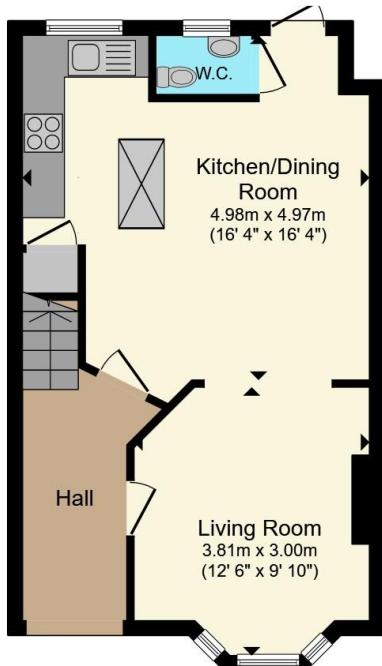
## Bedroom Four

16' 5" x 12' 7" ( 5.00m x 3.84m )

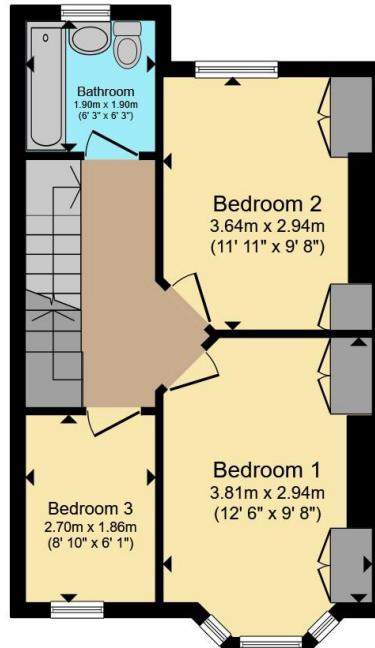




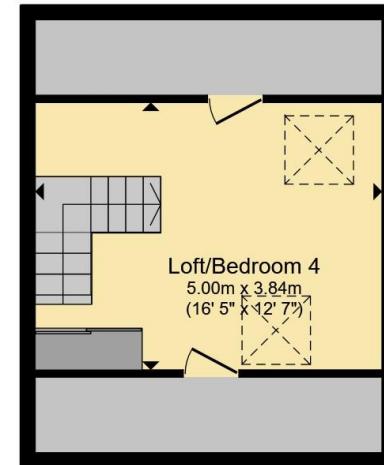




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 112.8 m<sup>2</sup> (1,214 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](http://www.propertybox.io)

**Connells**

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SOUTHAMPTON SO15 3JD

EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SSR311750](http://connells.co.uk/Property/SSR311750)**



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