



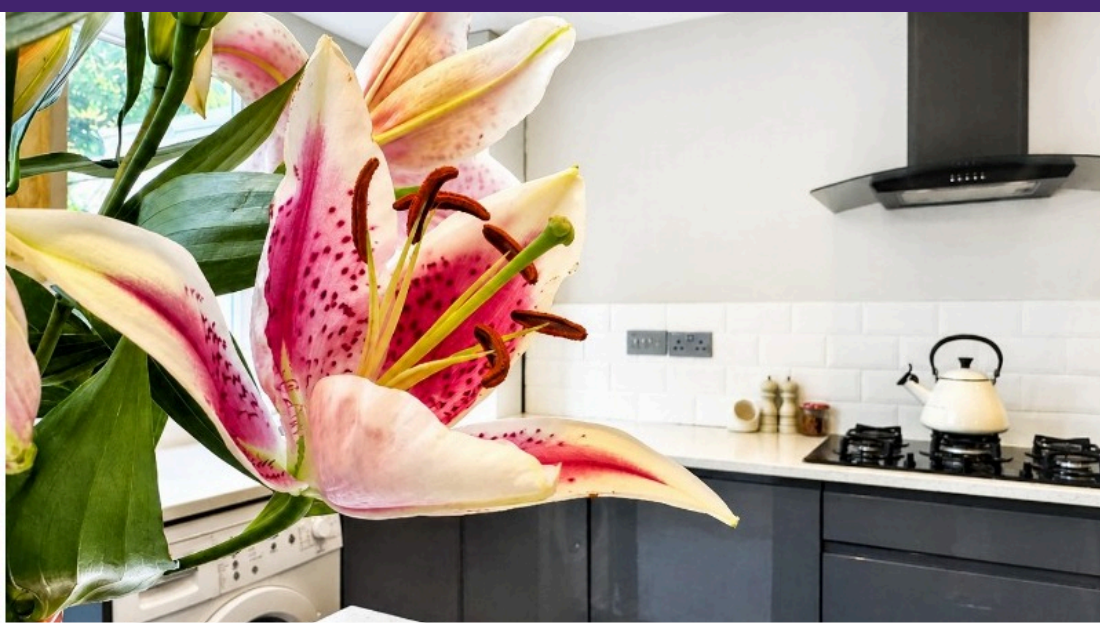
3

Bedrooms



1

Bathroom



A beautifully presented three-bedroom mid-terrace home on Lakelands Drive, offering driveway parking, a modern kitchen with breakfast island, bi-fold doors opening onto the garden and the option to be furnished or unfurnished.

Positioned opposite a lovely park and within easy reach of Southampton City Centre, Shirley, Millbrook Station and the M271/M27/M3 motorway network, the property is ideal for professionals, couples or families looking for a modern home in a convenient location.

The property benefits from a bright lounge, two generous double bedrooms, a versatile third bedroom, modern fitted kitchen with integrated appliances, manageable rear garden with decking and excellent local amenities nearby.

We are delighted to bring to the market this fantastic **three-bedroom mid-terrace home situated on Lakelands Drive, Southampton, SO15 3AL**, offering modern accommodation, driveway parking and the flexibility of being available **furnished or unfurnished**.

The advertised rent is based on the property being offered **furnished**, however different rental options may be considered depending on the level of furnishings required.

The property enjoys a particularly attractive position with a **lovely park directly opposite**, providing a fantastic open green space for walking, exercising, relaxing or simply enjoying some fresh air.

Lakelands Drive is also extremely well positioned for access around Southampton. **Southampton City Centre, Westquay Shopping Centre, Southampton Central Station and Shirley High Street are all within easy reach**, providing a wide range of shops, supermarkets, cafés, restaurants, bars and everyday amenities.

For commuters, the property provides convenient access to **Millbrook Station** as well as excellent road connections towards the **M271, M27 and M3 motorway network**, making travel towards Winchester, Portsmouth, Bournemouth and surrounding areas straightforward.

Inside, you are welcomed into a lovely **bright and spacious lounge**, benefiting from plenty of natural light and stylish fitted blinds.

The real heart of the home is the **modern fitted kitchen**, which provides plenty of cupboard and storage space together with a fantastic **breakfast island**, making it a great space for cooking, dining and entertaining. The kitchen also benefits from an **integrated fridge/freezer and dishwasher**.

A standout feature of the property is the **bi-fold doors leading directly from the kitchen onto the rear garden**, creating a fantastic indoor/outdoor living space during the warmer months.

Outside, the property offers a well-proportioned and manageable **rear garden with decking**, providing plenty of room for outdoor furniture, entertaining friends and family or enjoying a summer BBQ without being overly difficult to maintain.

Upstairs, there are **two fantastic double bedrooms**, with the principal bedroom benefiting from attractive fitted blinds.

The **third bedroom** is currently arranged with a large wardrobe and dressing table, making it ideal as a **home office, dressing room or additional storage space**. It could also be used as a third bedroom depending on the furniture arrangement.

Further benefits include **driveway parking, modern décor throughout, fitted blinds and curtains to selected rooms, integrated appliances, garden decking and the option of furnished or unfurnished accommodation**.

This is a fantastic opportunity to secure a modern and well-presented home combining **green space on the doorstep with excellent access to Southampton City Centre, local amenities, railway connections and the motorway network**.

Early viewing is strongly recommended to avoid disappointment.

EPC- D

Council Tax – B

Holding Deposit - £392.00

5 week deposit -£1961.00

Broadband & Mobile:

Broadband speeds and mobile signal can vary by provider and location. Applicants should check availability and coverage independently using the **Ofcom broadband and mobile coverage checker** before applying.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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, Scotland & Wales	EU Directive 2002/91/EC	

Address: SOUTHAMPTON, SO15

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
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