

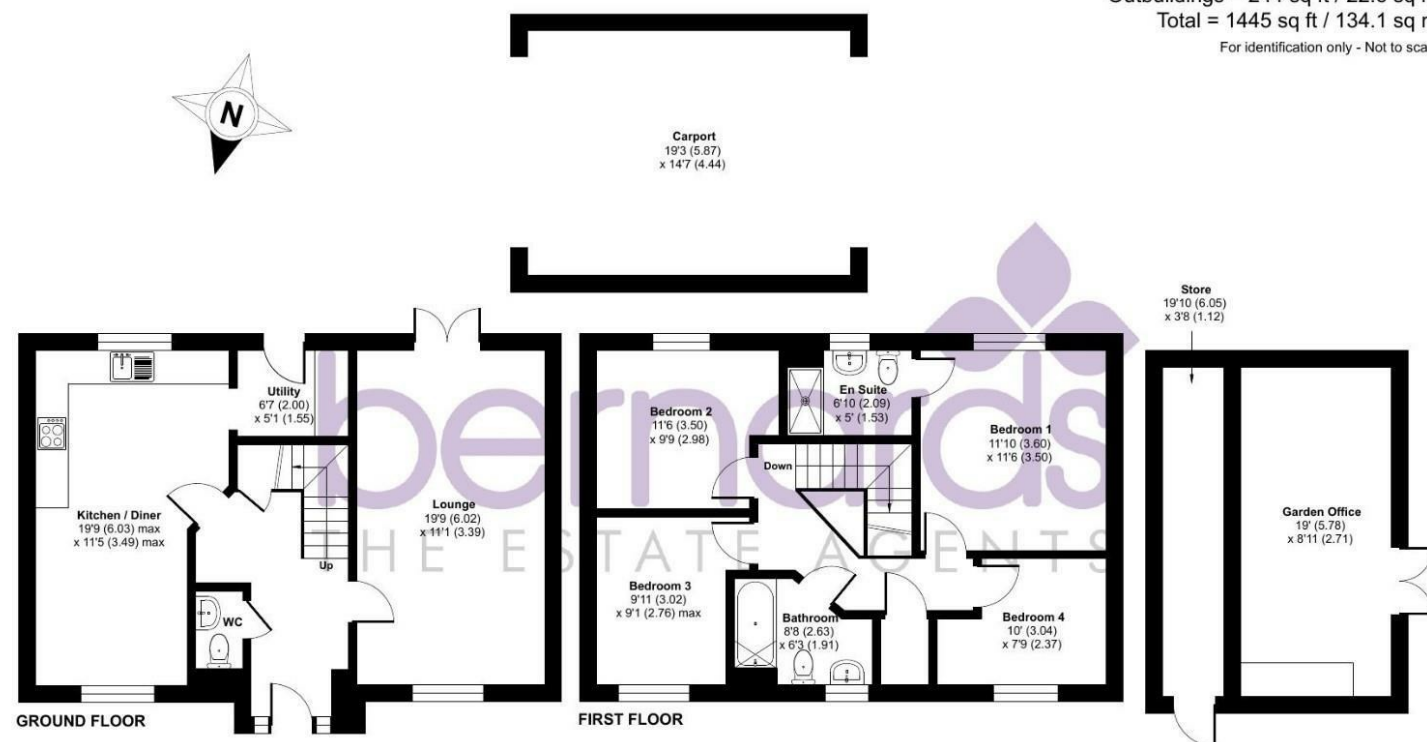
Lincolnshire Road, Waterloooville, PO7

Approximate Area = 1201 sq ft / 111.5 sq m (excludes carport)

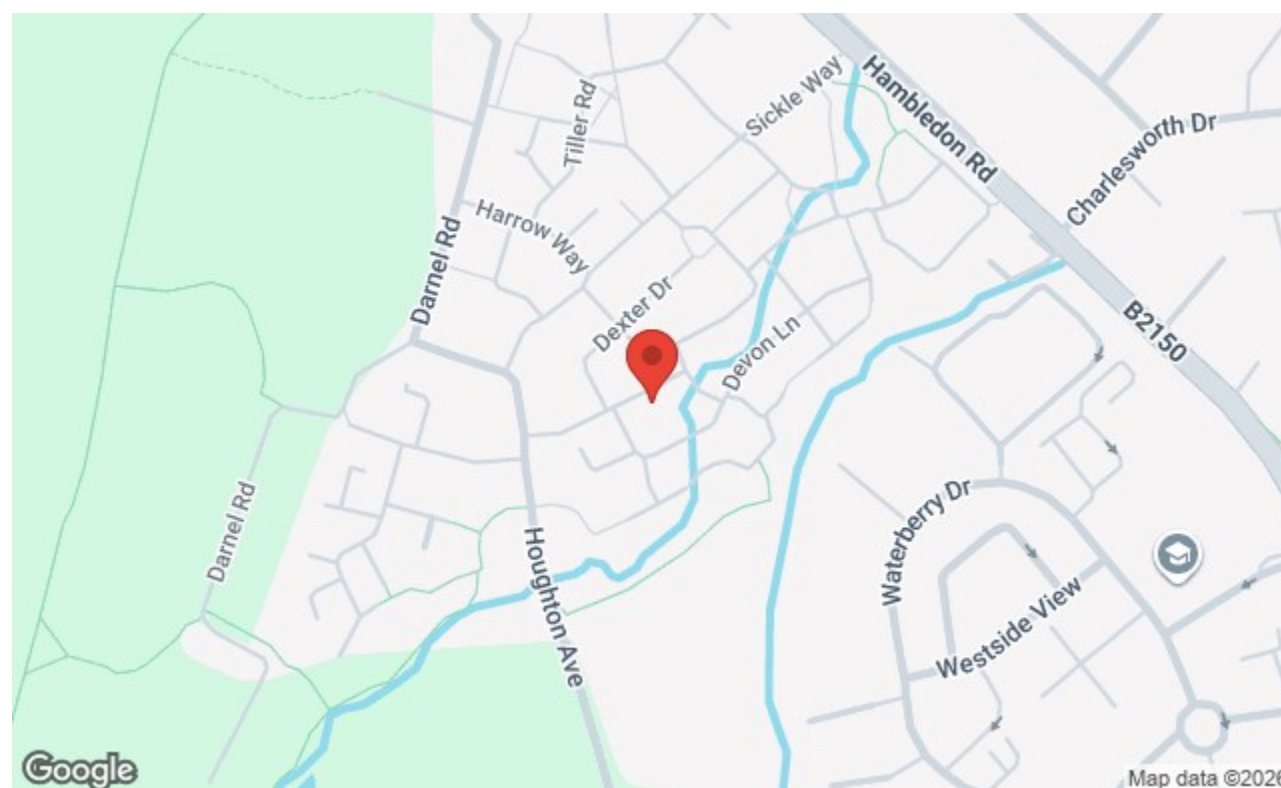
Outbuildings = 244 sq ft / 22.6 sq m

Total = 1445 sq ft / 134.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1501215



Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £425,000

Lincolnshire Road, Waterloooville PO7 7FD

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HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ DETACHED
- ❖ HOME OFFICE
- ❖ KITCHEN DINER
- ❖ UTILITY
- ❖ EN-SUITE TO MASTER
- ❖ DOWNSTAIRS W/C
- ❖ IMMACULATELY PRESENTED
- ❖ VIEWING ADVISED

Nestled on Lincolnshire Road in Waterloooville, this superb four-bedroom detached family home offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a spacious living room that runs from the front to the back of the property, providing an inviting space for family gatherings and entertaining guests. To the left, you will find a convenient W/C and a well-appointed kitchen dining room, which also grants access to a practical utility area.

The first floor has four bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience for the homeowners. A family bathroom serves the additional bedrooms, making this home ideal for families of all

sizes.

Outside, the property features a large patio area that leads to a low-maintenance garden with stylish artificial turf, perfect for enjoying sunny days without the hassle of extensive upkeep. Additionally, the garage has been thoughtfully converted into a home office, providing a tranquil space to work or unwind.

This delightful home is not only well-designed but also situated in a desirable location, making it a must-see for potential buyers. Viewing is highly recommended to fully appreciate all that this property has to offer.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN BREAKFAST ROOM

19'9" x 11'5" (6.03 x 3.49)

UTILITY

6'6" x 5'1" (2.00 x 1.55)

LOUNGE

19'9" x 11'1" (6.02 x 3.39)

BEDROOM

11'9" x 11'5" (3.60 x 3.50)

ENSUITE

6'10" x 5'0" (2.09 x 1.53)

BEDROOM

11'5" x 9'9" (3.50 x 2.98)

BEDROOM

9'10" x 9'0" (3.02 x 2.76)

BEDROOM

9'11" x 7'9" (3.04 x 2.37)

BATHROOM

8'7" x 6'3" (2.63 x 1.91)

GARDEN OFFICE

18'11" x 8'10" (5.78 x 2.71)

CARPORT

19'3" x 14'6" (5.87 x 4.44)

COUNCIL TAX BAND

The local authority is Winchester borough council. BAND : E

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

REMOVALS

Also here at Bernards we

like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



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