



LANNOC  
TOR



Addison  
ESTATE AGENTS



Lannoch Tor Duncan Road, Park Gate, Southampton, SO31 1BD

**£410,000 Freehold**

An Exceptional Three Double Bedroom Semi-Detached Home | Non-Estate Location | Duncan Road, Park Gate

Positioned within the ever-popular non-estate setting of Duncan Road, this outstanding three double bedroom semi-detached home offers a rare combination of truly generous bedroom sizes, impressive ground floor space, and a high-quality finish throughout.

Many homes claim to offer double bedrooms—however, this property genuinely delivers three substantial double rooms, each providing excellent proportions rarely found in similar homes.

The ground floor is equally impressive. A spacious entrance hall creates an immediate sense of scale and flows effortlessly into a versatile study, modern shower room, and a practical utility area. To the rear, the home opens into a large L-shaped lounge/dining room, perfect for both everyday living and entertaining. The lounge benefits from bi-fold doors that lead directly onto the rear garden, allowing natural light to flood the space.

The dining area connects seamlessly to a generous kitchen, which comfortably accommodates a table and chairs—ideal for family meals and social occasions.

Upstairs, the property continues to impress with three genuinely spacious double bedrooms and a modern family bathroom, all finished to an excellent standard.

Externally, the rear garden has been beautifully landscaped, featuring stylish porcelain tiling and multiple seating areas designed to capture the sun throughout the day, creating a perfect space for relaxing or entertaining.

To the front, the property offers a large driveway, with parking currently for multiple vehicles, alongside a lawned area which could easily be converted to provide additional parking if required.

Location-wise, the property is ideally situated within walking distance of Swanwick train station, local shops, and popular pubs in Park Gate, while also benefiting from excellent transport links, including easy access to Junction 9 of the M27.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

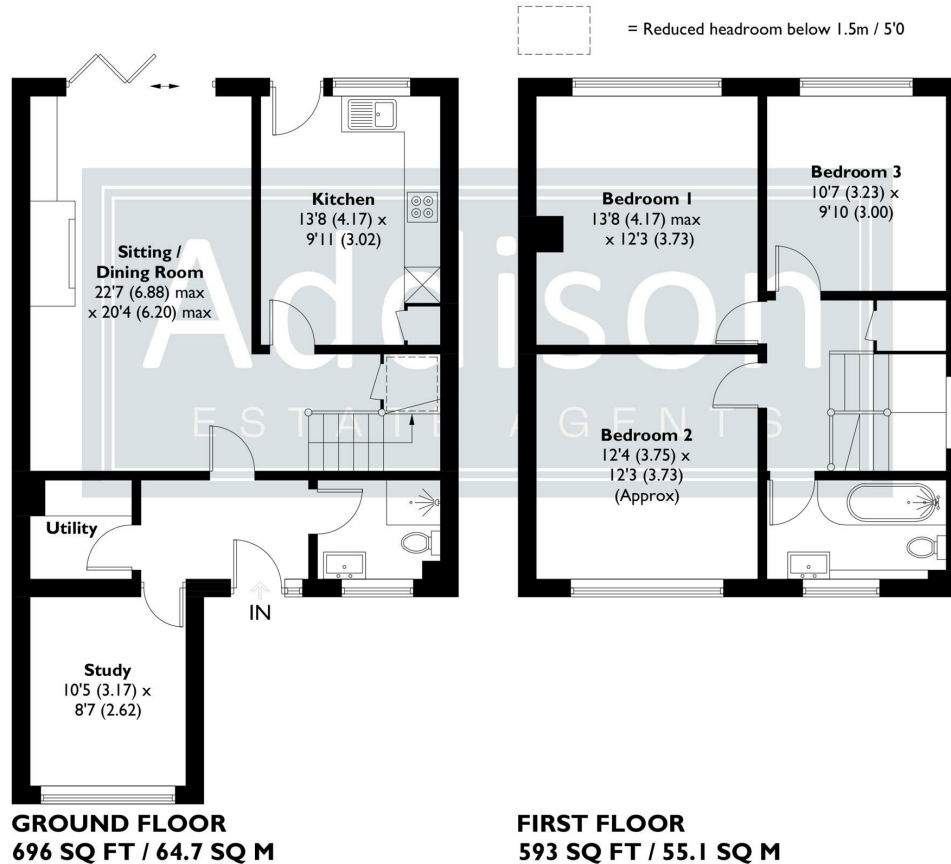
**Local Council:**  
Fareham Borough Council

**Council Tax Band: D**

**Amount Payable for 2026/2027:**  
**£2,270.55**



APPROXIMATE GROSS INTERNAL AREA = 1289 SQ FT / 119.8 SQ M



- Three genuinely large double bedrooms – far bigger than typically found in similar homes
- Positioned in a sought-after non-estate location on Duncan Road, Park Gate
- Beautifully presented throughout with a high-quality, modern finish
- Spacious entrance hall creating an immediate sense of scale
- Versatile ground floor layout including study, utility area, and shower room
- Impressive L-shaped lounge/dining room ideal for entertaining
- Bi-fold doors opening onto the landscaped rear garden
- Generous kitchen with space for dining, perfect for family living
- Landscaped rear garden with porcelain tiles and multiple seating areas to enjoy all-day sun
- Large frontage with driveway parking and further potential to increase parking if required

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1290512)  
Produced for Addison Estate Agents



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