

Offers Over £375,000

Langton Close, Lee-On-The-Solent, PO13 8FH

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



- Three Bedrooms
- Semi Detached Town House
- Entrance Hall
- Cloakroom
- Kitchen
- Lounge
- Conservatory
- Family Bathroom
- En Suite & Dressing Area To Master
- Enclosed Rear Garden
- Driveway & Garage

Property Reference : L2564

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor

First Floor

Second Floor

Superbly presented Charles Church build town house situated on the outskirts of the popular Cherque Farm development. This delightful home boasts three double bedrooms with the master suite occupying the entire second floor.

The Accommodation Comprises:-

Front door to;

Entrance Hall:-

Coved ceiling, stairs to first floor, radiator, laminate flooring, thermostat control to wall, storage cupboard, alarm box to wall.

Cloakroom:-

Flat ceiling, wall mounted fuse box, obscured UPVC double glazed leaded light window to front elevation, close coupled WC, pedestal wash hand basin, tiled flooring, radiator.

Kitchen:-

11' 7" x 7' 8" (3.53m x 2.34m)

UPVC double glazed leaded light window to front elevation, fitted with a range of base cupboard and matching eye level units, work surface over, one and half bowl single drainer stainless steel sink unit with mixer tap, cupboard housing boiler, recess and plumbing for washing machine, recess and plumbing for dishwasher, double electric oven, electric hob, extractor hood over, space for fridge/ freezer, radiator.



Lounge:-

18' 6" x 14' 7" (5.64m x 4.44m) maximum measurements

Coved ceiling, UPVC double glazed windows and double opening doors to conservatory, two radiators, living flame gas fire with marble surround and hearth.



P Shaped Conservatory:-

17' 5" x 12' 10" (5.31m x 3.91m) maximum measurements

Triple polycarbonate roof, base brick with UPVC double glazed windows and double opening doors to rear garden, wall mounted electric heaters, courtesy door to garage.



First Floor Landing:-

Flat and coved ceiling, stairs to second floor, radiator.

Bedroom Two:-

14' 8" x 11' 0" (4.47m x 3.35m) maximum measurements

Coved ceiling, two UPVC double glazed leaded light windows to front elevation, radiator.



Bedroom Three:-

14' 7" x 8' 11" (4.44m x 2.72m)

Coved ceiling, two UPVC double glazed windows to rear elevation with views over Alver Valley, radiator.



Bathroom:-

7' 9" x 7' 1" (2.36m x 2.16m) maximum measurements

Flat ceiling, extractor fan, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, shower connection off, radiator, half tiled walls.



Second Floor Landing:-

Coved ceiling.

Bedroom One:-

14' 8" x 12' 3" (4.47m x 3.73m) maximum measurements plus window recess

Coved ceiling, UPVC double glazed leaded light window to front elevation, radiator, arch to;





Dressing Area:-

9' 10" x 5' 6" (3m x 1.68m) into wardrobes

Flat ceiling, access to loft space, fitted wardrobes with hanging space and shelving, Velux window with fitted blind, cupboard housing heating system, radiator.



En Suite:-

8' 9" x 6' 3" (2.67m x 1.91m)

Flat ceiling, Velux window, ladder style radiator, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, shaver socket.



Outside:-

The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio and shingle area. To the front of the property is laid to pebbles, driveway leading to garage with up and over door.



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