



Long Lane
Holbury, Southampton
£380,000



- DETACHED BUNGALOW
- OPEN PLAN LIVING
- 3 BEDROOMS
- ENCLOSED REAR GARDEN

EPC Rating
B



Property Description

ENTRANCE HALL

The entrance hall feels light and spacious and from here there are doors leading to all rooms. There is a useful double door full height cupboard in the hallway providing useful storage.

LOUNGE/DINER/KITCHEN 20' 10" x 11' 9" (6.35m x 3.58m)

The open plan kitchen and living room is at the rear of the property and the complete rear wall is glazed, making a stunning feature and flooding the room with light. The double patio doors open out onto the patio and rear garden, bringing the outdoors in, and the doors are fitted with power blinds.

The living area has space for sofas and lounge furniture and there is a wall mounted electric fire.

The modern kitchen is fitted with a good range of base and wall units in an attractive light wood finish, complimented with black composite worktops. There are 2 side aspect windows providing yet more natural light.





The kitchen has a built in Neff dishwasher, a built in fridge/freezer, and a built in Neff oven and hob with extractor fan and glass splashback. There is also a built in washing machine and a 1 1/2 bowl stainless steel sink and drainer with mixer tap. There is also a breakfast bar with seating.

MASTER BEDROOM 12' 2" x 9' 10" (3.71m x 3m)
The master bedroom is at the front of the property. It has a range of fitted wardrobes and cupboards and the bedroom benefits from it's own ensuite.

ENSUITE

The ensuite to the master bedroom is set as a wet room. It is fully tiled and has a fitted shower, a wall hung vanity wash hand basin and a low level W.C. There is a privacy window and the room has a large heated towel rail.



BEDROOM 2 11' 7" x 9' 10" (3.53m x 3m)
Bedroom 2 has a rear aspect window overlooking the back garden. It has a range of built in wardrobes and this is another lovely light room.

BEDROOM 3 7' 10" x 7' 5" (2.39m x 2.26m)
This bedroom has a window to the front of the property. This would make an ideal single bedroom, nursery or a lovely home office.



BATHROOM 6' 11" x 6' 5" (2.11m x 1.96m)
The family bathroom has a modern white suite and has been fitted to a high standard. There is a bath with fitted shower and glass shower screen, a W.C and a vanity wash hand basin with chrome mixer tap and stylish gloss anthracite cupboards, providing useful storage. There is a privacy window providing natural light and there is a heated towel rail.

FRONT OF PROPERTY

The front of the property is mainly laid with brick paving and there is parking for 2 cars. There is a pathway leading to the front door and porch canopy. There are mature shrubs and trees and the communal gardens are maintained at a charge of £20 per month.

REAR OF PROPERTY

The rear garden is fully enclosed with fencing and is mainly laid to lawn. There is a patio outside the living room, and there are 2 sheds. There is a side gate giving access to the front of the property.





PROPERTY INFORMATION

This is a lovely bungalow and would make an ideal home for a young family or a retired couple. It is in excellent decorative order and has been finished to a very high standard. It has quality carpets and flooring, and stylish wooden internal doors. The property benefits from UPVC double glazing and gas central heating throughout.

The property is set in a popular area of Holbury and is within walking distance of schools, shops and amenities. There are good transport links to Hythe, Southampton & beyond, and the new Forest National Park, and the local beaches of Lepe and Calshot are just a short drive away making this an ideal place to call home.

The NFDC council tax is D and the EPC rating is B

GROUND FLOOR
902 sq. ft. (83.8 sq. m.) approx.



TOTAL FLOOR AREA: 902 sq. ft. (83.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of floor, window, ceiling and site area are approximate and are not intended to be used for any other purpose or for any other purpose. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
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