



**£499,000**  
Freehold

**18A Lodge Road, Locks Heath**  
Southampton, Hampshire SO31 6QY



## Quick View



3 Bedrooms



Garage



2 Living Rooms



3 Bathrooms



Detached House



EPC Rating C



Driveway Parking



Council Tax Band E

## Reasons to View

- In such tidy order throughout, you can literally place your furniture down, put your feet up, and enjoy living here straight away.
- With smooth ceilings, and sleek light oak flooring throughout, the neat and tidy look is both practical and aesthetically pleasing.
- With the Sitting room and kitchen/diner opening into the garden, it's a perfect layout for entertaining, especially in the summer with the family BBQ's.
- Such flexible accommodation, ideal for multi-generational living with three bedrooms and three bathrooms to choose from.
- It's only a 3-minute drive to Locks Heath Shopping centre for your weekly Waitrose shop, or just over 10 mins on foot if you want to leave your car at home.
- Park Gate Primary is just a 12 min walk and Brookfield Seniors is six mins on a bike – Perfect for those with children who want less stress in the morning.

## Description

Lodge road is a great location for bringing up the family, with a lovely park close by for the children to play, or for those who are looking to slow down their pace of life and enjoy a morning walk with their dog. Most amenities are within reach, with bus stops around the corner giving independence for all ages.

Set on a corner plot, the property is approached by a driveway, which has plenty of space for 2 cars, plus a garage. Upon entering, you will immediately feel at home with the neutral décor and modern feel. The hallway has stairs to the first floor, a super handy deep cupboard for your coats & there's an internal door to the garage which has an electric door, plumbing for the washing machine, a macerator and boiler.

A shower room with a white suite complements the downstairs bedroom – ideal if you have guests, or perfect if you have a busy family trying to get out in the mornings!

The sitting room has a marble-effect focal fireplace for those cooler evenings, and French doors that open to the garden. The well fitted kitchen/dining room has sleek white units with handy pan drawers, integrated oven, hob, extractor and dishwasher. There's plenty of space for a large family table and the French doors flow into the garden.

Upstairs, the landing has two storage cupboards and access to the loft. The generous main bedroom has a luxury bathroom suite with a separate shower and is the perfect retreat for an indulgent soak. Bedroom two is another double and has the luxury of the main upstairs white modern bathroom suite.

Outside, being a corner plot, you don't feel looked over, and the south-easterly aspect is a sun worshippers delight. Laid mainly to lawn, the garden also enjoys a patio, shed and side access.

Please have a look at our online video, to see the quality of the fittings in this property and give us a call, so we can show you around.

## Other Information

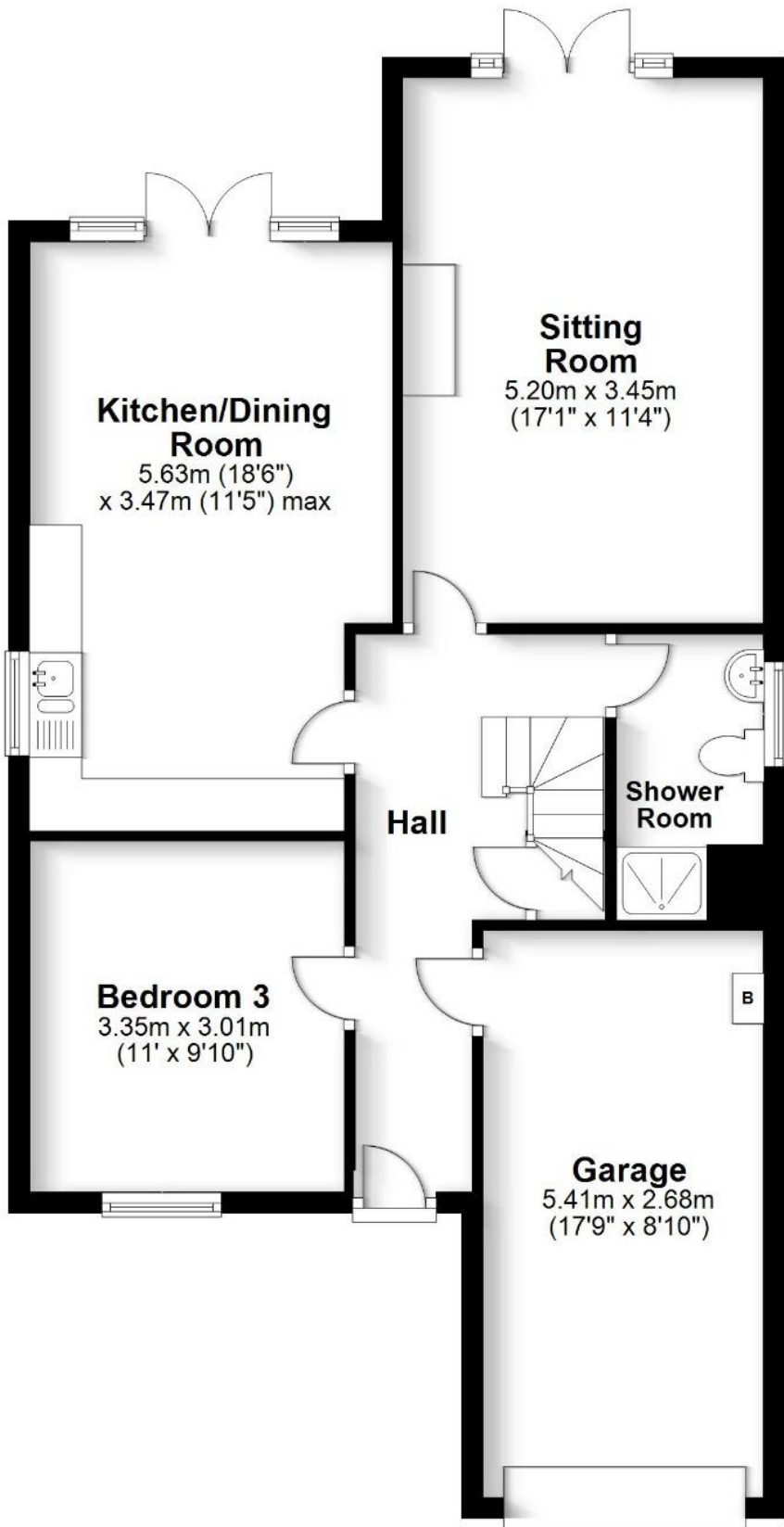
Probate will be required prior to exchange of contracts; at the time of listing this has been applied for.

## Directions

<https://what3words.com/rigs.claps.faced>

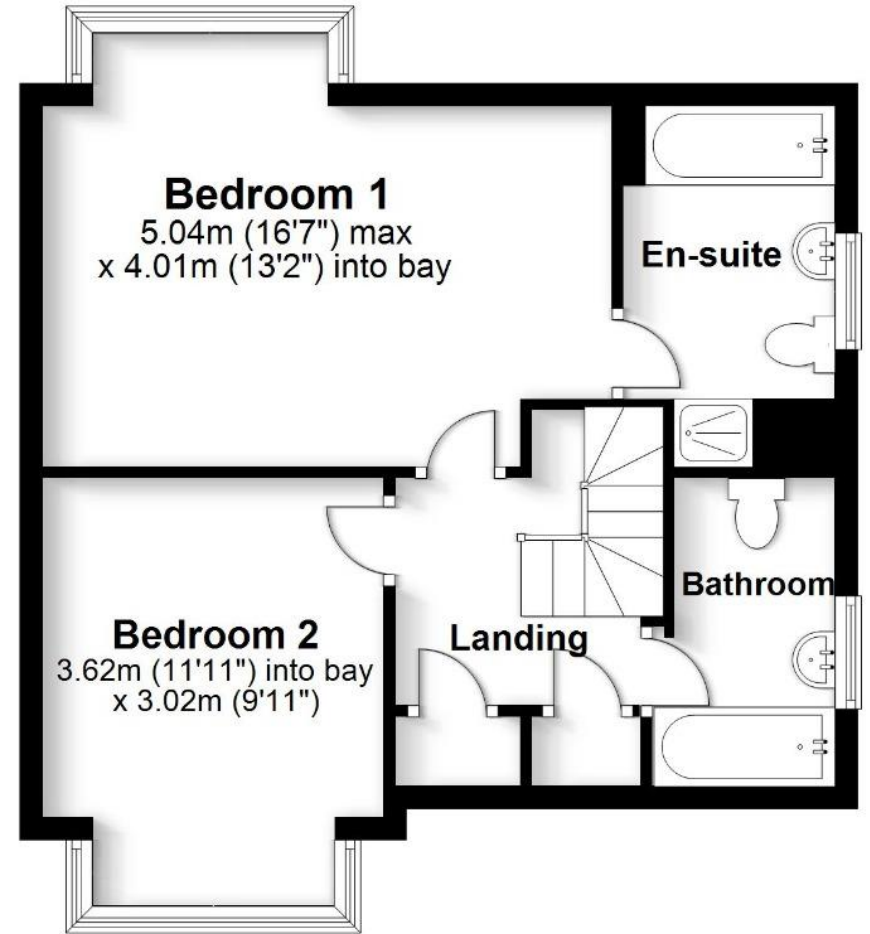
## Ground Floor

Approx. 76.9 sq. metres (827.4 sq. feet)



## First Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Total area: approx. 121.3 sq. metres (1305.3 sq. feet)

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