



Sparrow Court, Lee-On-The-Solent PO13 8LL

welcome to

Sparrow Court, Lee-On-The-Solent

** Modern Fitted Kitchen ** Extensively Improved by the Current Owners ** Great Location ** Ample Parking ** Great Access to Shops and Schools **

Entrance Porch

UPVC door to front access, UPVC double glazed window to front elevation, tiled flooring, door to garage.

Lounge

14' 6" max x 10' 9" max (4.42m max x 3.28m max)
UPVC double glazed window to front elevation, stairs to first floor landing, tv point, open plan to:

Kitchen/Diner

19' 6" max x 11' 4" max (5.94m max x 3.45m max)
L-SHAPED
UPVC double glazed window to rear elevation, matching wall and base units, one and a half bowl sink and drainer unit, integrated oven, hob, cooker hood, integrated wine cooler and dishwasher, space for fridge/freezer, space for dining table and chairs.

Utility Room

8' 2" x 4' 10" (2.49m x 1.47m)
Matching wall and base units, wall mounted gas boiler, space for washing machine and dishwasher.

Conservatory

9' 3" x 8' 7" (2.82m x 2.62m)
Polycarbonate roofing, UPVC double glazed patio doors to rear garden, UPVC double glazed windows to side and rear elevation, tiled flooring.

First Floor Landing

Access to loft space, airing cupboard, doors to:

Bedroom 1

14' 5" max x 10' 2" max (4.39m max x 3.10m max)
UPVC double glazed window to front elevation, fitted wardrobe, radiator, door to:

En-Suite

UPVC double glazed window to front elevation, shower cubicle, wash hand basin, wc, radiator.

Bedroom 2

10' 9" x 8' 11" (3.28m x 2.72m)
UPVC double glazed window to front elevation, radiator.

Bedroom 3

8' 4" x 8' 3" (2.54m x 2.51m)
UPVC double glazed window to front elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath, vanity wash hand basin, wc, heated towel rail, shaver socket, tiled surrounds.

Outside

To the front there is a driveway providing off road parking for several vehicles and a EV charging point. to the rear the garden has side access, patio area, outside tap, garden office (completed January 2026) and enclosed by brick walls.

Integral Garage

11' 9" x 8' 3" (3.58m x 2.51m)
Part converted with metal up and over door, power and light and fuse ready for garden office.





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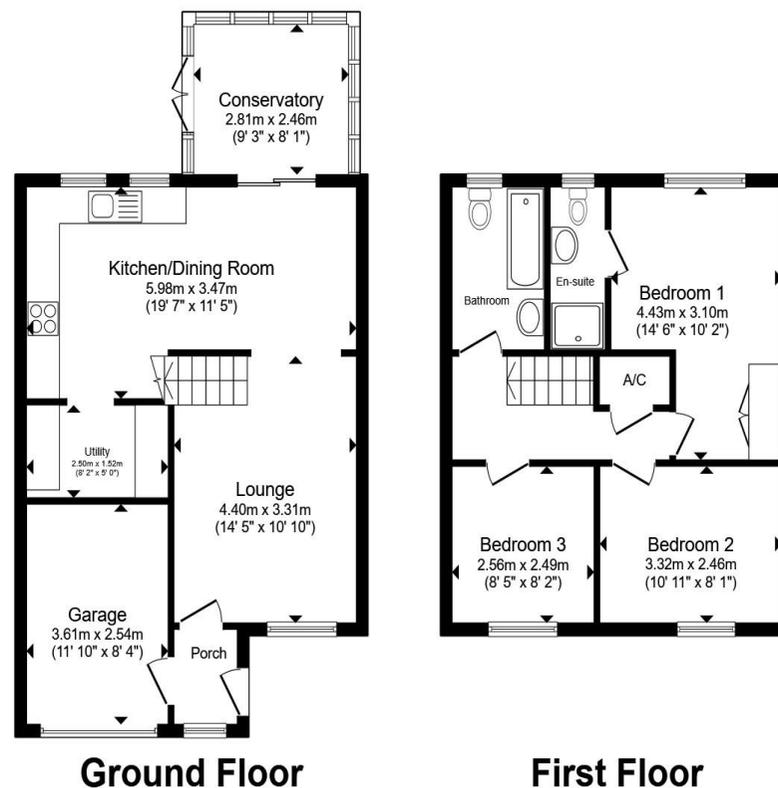
welcome to

Sparrow Court, Lee-On-The-Solent

- Three Bedrooms
- Ensuite
- Ample Parking
- Detached
- Modern Kitchen

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£400,000



Total floor area 99.2 m² (1,068 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
GOS113413 - 0002

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