



**Francis Close, Lee-On-The-Solent, PO13 8HB**

**welcome to**

## **Francis Close, Lee-On-The-Solent**

Cul-de-sac location \*\* Block paved driveway for numerous cars, leading to garage \*\* Entrance hall and Cloakroom \*\* Lounge \*\* Large kitchen/dining room \*\* Master bedroom with en-suite shower room \*\* Enclosed rear garden and no onward chain

### **Entrance Hall**

Composite front door, stairs to first floor, tiled floor.

### **Lounge**

15' 9" max x 11' 2" max ( 4.80m max x 3.40m max )  
Upvc double glazed window to front aspect, radiator.

### **Kitchen/Dining Room**

19' 6" max x 14' 4" max ( 5.94m max x 4.37m max )  
Upvc double glazed window to rear and side aspect, radiator, matching range of eye and base level units with work surface over, stainless steel one and a half bowl sink drainer, wall mounted boiler, plumbing for washing machine, cooker with hob and hood, radiator, space for dining table and chairs.

### **Inner Lobby**

Upvc obscure double glazed door to garden.

### **Cloakroom**

Upvc obscure double glazed window to side aspect, wc, radiator.

### **Landing**

Upvc double glazed window to side aspect, airing cupboard, access to loft void.

### **Master Bedroom**

20' 6" max x 10' 8" max ( 6.25m max x 3.25m max )  
Upvc double glazed window to rear aspect, two radiators, archway to ensuite.

### **Ensuite Shower Room**

Shower cubicle, wc with concealed cistern, wash hand basin with utility cupboard under, extractor, tiled surrounds.

### **Bedroom Two**

15' max x 7' 7" max ( 4.57m max x 2.31m max )  
Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

7' 11" max x 6' 2" max ( 2.41m max x 1.88m max )  
Upvc double glazed window to front aspect, radiator.

### **Re-Fitted Shower room**

Upvc obscure double glazed window to side aspect, double shower cubicle, radiator, wc with concealed cistern, wash hand basin with utility cupboard under, tiled surrounds.

### **Front Garden/ Driveway**

Laid to lawn area, blocked paved driveway providing off street parking for numerous cars.

### **Rear Garden**

Patio extends to laid to lawn area, enclosed to perimeters, door to side of garage,

### **Garage**

17' 3" x 9' 4" ( 5.26m x 2.84m )  
Electric roller door, Upvc double glazed window and door to garden.





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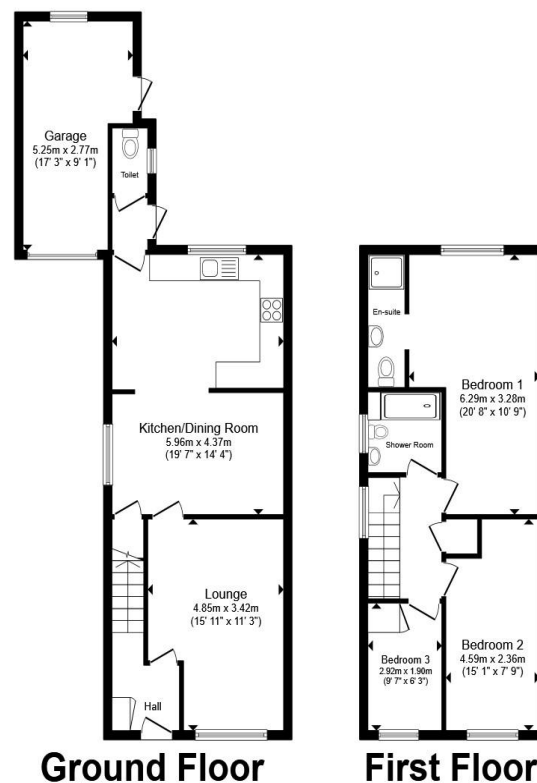
- Guide Price £350,000 to £375,000
- Extended three bedroom semi-detached home located in a sought after Close within Lee-On-The-Solent
- Cul-de-sac location
- Block paved driveway for numerous cars, leading to garage
- Lounge

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£350,000**



Total floor area 109.9 m<sup>2</sup> (1,183 sq.ft.) approx

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Property Ref:  
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