David Evans
ESTATE AGENTS

Property Details

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193, Nutbeem Road, Eastleigh, SO50 5JD

£365,000

Situated on the outskirts of town, this well-presented three-bedroom semi-detached property enjoys views overlooking Grantham Green and offers spacious, versatile accommodation, making it an ideal family home. The ground floor comprises a welcoming lounge, separate dining room, well-appointed kitchen and a convenient cloakroom. To the first floor, there are three well-proportioned bedrooms, all served by a three-piece shower room fitted with a white suite.

Externally, the property benefits from rear service road access and a garage situated within the property's boundary, providing useful parking and storage facilities. An appealing family home offering versatile living space in a convenient location, with the added benefit of views over Grantham Green.

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The property is accessed from the pavement via a wrought iron gate onto a concrete path leading to the front door. A upvc door with canopy and courtesy light open to

Front Garden
The front garden is enclosed via high hedging and laid to lawn with mature shrubs, and enclosed to each side by hedging.

Entrance Hallway
Textured ceiling, spot light, double panel radiator.

Staircase leading to the first floor landing with cupboard underneath and houses the electric and gas meter.

Dining Room 10'5" x 11'9" (3.18 x 3.59)
Smooth plastered ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points.

From here a large opening leads through to the kitchen.

Kitchen 11'7" max x 10'4" max (3.55 max x 3.17 max)
The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset ceramic glazed sink with bowl, drainer and a mono bloc mixer tap, space for a free standing electric oven with extactor fan over, space and plumbing for an automatic washing machine. space for a slim line dishwasher. Space for a tall fridge / freezer. Ceramic glazed tiled walls.

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, ceramic glazed tiled flooring, double panel radiator.

A four panel door with glazed inserts opens to an inner lobby.

Inner Lobby
Smooth plastered ceiling, continuation of ceramic glazed tiled flooring, a folding door opens to a ground floor cloakroom. A upvc door iwth obscure glazing opens to a side lean to

Cloakroom
Wooden single glazed window, linoleum floor covering, wall mounted wash hand basin with ceramic glazed splashback tiling, wc with high level cistern. Ceiling light point.

Side Lean To 22'9" x 6'7" (6.94 x 2.03)
Utility style area, and constructed via part brick / wooden panelling with a glazed roof, provision of power points.

A upvc door gives access to the front of the property, with a secondary upvc door to the rear garden.

Lounge 11'5" x 12'10" (3.50 x 3.93)
Textured ceiling with coving, ceiling light point, upvc double glazed sliding door giving acces to the rear garden. The room centres on an electric fire. Provision of powre points, television point and two wall light points.

First Floor
The landing is accessed by a turning staircase from the entrance hallway. Textured ceiling, ceiling spot light, access to the roof void.

All doors are of a six panel design.

Bedroom 1 11'6" x 10'6" (3.53 x 3.22)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points, two wall light points.

A built in wardrobe with mirror fronts, provides hanging rail and shelving.

Bedroom 2 11'9" x 8'1" (3.60 x 2.47)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points.

Bedroom 3 10'6" x 7'1" (3.22 x 2.17)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, laminate floor covering, provision of power points.

Bathroom 7'4" max x 6'3" (2.25 max x 1.92)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, double shower enclosure with 'Triton' electric shower within.

Textured ceiling, two downlighters, upvc obscure double glazed windows to the side aspect, chrome heated towel rail, ceramic glazed tiled flooring and walls.

Rear Garden

Stepping out onto an area laid to bloc paving, spanning across the rear of the plot. A second area of patio.

Large area laid to lawn, raised pond.

To the rear boundary is an area laid to hard standing (timber built sheds currently in situ). Double gates opening onto the rear service road.
A large are of

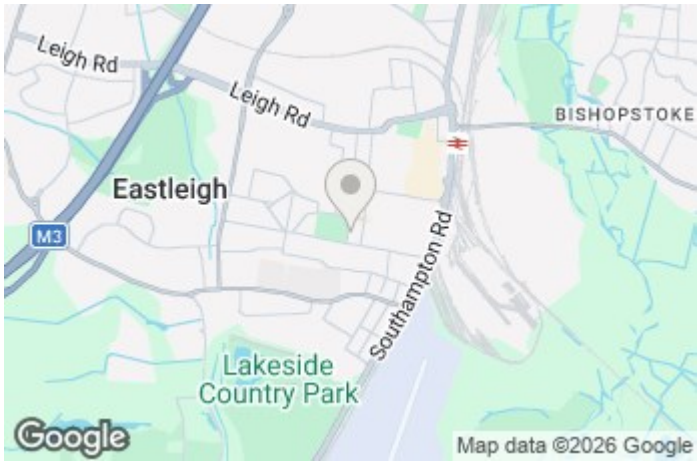
Garage 19'6" (l) x 15'8" (w) (5.95 (l) x 4.79 (w))

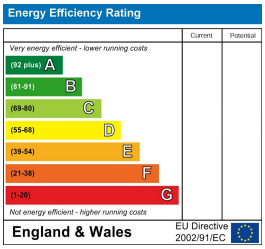
Accessed via a upvc door from the garden or via an electric roller shutter door opening to the rear service road

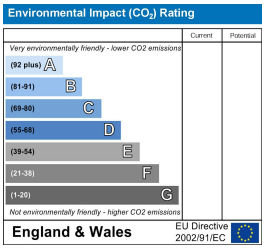
Natural light is provided by double glazed windows overlooking the rear garden. Provision of power points. Electric consumer unit.

Council Tax Band C

£2,084.51







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