



**, Botley Road, Horton Heath, Eastleigh, SO50 7DT**  
**£1,700 PCM**

Set in a large garden, and amongst individual homes, a substantial 3 bedroom detached bungalow. Spacious 10.67 x 3.79 lounge / diner, 2 double bedrooms with built in wardrobes. Superb fitted kitchen, gas fired central heating, double glazing. Garaging and Outbuildings. Unfurnished & Available Now.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road onto a driveway laid to gravel providing off road parking. A pedestrian gate gives access to one side of the property with a larger gate to the other side.

A composite door with obscure glazed panel and a full height adjacent window opens to

### **Entrance Hallway**

Textured ceiling with coving, ceiling light point, parquet flooring, double panel radiator.

All doors are of a solid panel design.

### **Lounge / Diner 35'0" x 12'5" (10.67 x 3.79)**



### **Lounge Area 15'2" x 14'6" (4.63 x 4.42)**

Smooth plastered ceiling, ceiling light point. A dual aspect room with upvc double glazed window to both side aspects, double glazed bi-fold doors give direct access onto the rear garden. Single panel radiator, provision of power points, four wall light points, television point.

### **Dining Area 19'4" x 12'4" (5.90 x 3.77)**

Smooth plastered ceiling, two ceiling light points, upvc double glazed window to the front aspect, provision of power points, double panel radiator. Wall mounted 'Honeywell' heating control thermostat.

The room centres on an open fire with wrought iron basket, with decorative brick mantle and hearth.

From here a fifteen glazed door opens to

### **Kitchen 19'6" x 9'10" (5.96 x 3.01)**

Smooth plastered ceiling, decorative beams, two ceiling light points, single panel radiator and a linoleum floor covering. A triple aspect room with upvc double glazed windows to the front, rear and side aspect. A upvc glazed door gives access to the side of the property and onto the rear garden.

The kitchen is fitted with a range of 'lime effect' fronted, low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel hob with extractor hood over. Stainless steel sink unit with drainer and a mono bloc mixer tap over, double 'Beko' electric fan assisted oven. Integrated fridge / freezer. Space and plumbing for an automatic washing machine. Ceramic glazed splashback tiling.

Wall mounted 'Worcester' Bosch combination boiler.



### **Master Bedroom 13'10" x 10'5" (4.24 x 3.19)**

Smooth plastered ceiling with coving, ceiling light point, access to the roof void, upvc double glazed window to the rear aspect, double panel radiator, provision of power points and television point.

The room benefits from a fitted double wardrobe providing hanging rail and storage.

### **Bedroom 2 10'5" x 12'2" (3.20 x 3.71)**

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

Two built in double wardrobes providing hanging rail and shelving.

### **Shower Room 7'4" x 8'0" (2.25 x 2.46)**

Fitted with a three piece white suite comprising was hand basin and wc set within a vanity unit with useful storage. Walk in double shower with thermostatic shower valves within and a dual head. Principally the walls are tiled to half height and to full height within the shower area.

Smooth plastered ceiling, two ceiling light points, two obscure upvc double glazed windows to the side aspect, double panel radiator and a ceramic glazed tiled floor.



### **Rear Garden**

The size of the rear garden is a particular feature of this property with sweeping areas of grass and is enclosed by hedgerow.



### **Store 17'0" x 9'1" (5.19 x 2.77)**

Accessed by a upvc double glazed door, benefitting from a provision of power points, and lighting.

A personal door gives access into the garage.

### **Garage 16'6" x 12'11" (5.05 x 3.94)**

Accessed via a fibre glass door giving vehicular access or from the store. Provision of power points and lighting.

Natural light is provided by a wooden single glazed window.



### **Council Tax Band D**



