



**Spring Grove, Church Road, Eastleigh, SO50 6LR**  
**£550,000**

A large 3 bedroom detached bungalow situated on a sizeable corner plot in a conservation area. The light, airy accommodation provides welcoming entrance hallway, fine 22'8" max x 12'11" lounge and a conservatory overlook the rear garden. Fitted kitchen. All bedrooms are of a double size, served by a 3 piece bathroom suite. A garage provides a useful storage area. No Forward Purchase.

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A substantial detached bungalow situated on a desirable corner plot.

The property is accessed from the road via a dropped kerb onto a block paved driveway. An overhang creates a covered porch with courtesy light. A wooden door with adjacent upvc double glazed windows opens to

### Front Garden

Is enclosed by low level brick wall with hedging over. Wrought iron pedestrian gate and a block paved path leads to the front door. The front garden is principally laid to lawn with shrub beds.

### Entrance Hallway

Solid walnut floor covering, smooth plastered ceiling with beams, two wall light points.

### Lounge 22'8" max x 12'11" (6.91m max x 3.94m)

Smooth plastered ceiling, ceiling light point, beams, large upvc double glazed window overlooking the rear garden, along with a upvc double glazed door. Radiator, continuation of solid walnut flooring from the entrance hallway. Six wall light points. The room centres on a log burning stove with brick mantle and clay tiled hearth and inglenooks. (A gas point is also provided here).

Serving hatch through to the kitchen

From here access is given to a conservatory.



### Conservatory 12'3" x 8'7" (3.74 x 2.62)

Constructed of low level brick work and upvc double glazing over, a pair of upvc double glazed doors give direct access onto the rear garden and patio area. Polycarbonate roof, ceiling light point, double panel radiator and a provision of power points.



### Inner Hallway

Smooth plastered ceiling, ceiling light point, access to the roof void, continuation of floor covering from the entrance hallway. Fitted with a range of fitted cupboards providing hanging rail, shelving and houses the hot water cylinder.

From here a two panel obscure glazed door leads to the kitchen.

### Kitchen 16'4" max x 10'9" max (5.0 max x 3.30 max)

The kitchen is fitted with a range of light wood fronted low level cupboard and drawers, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainers and a mono bloc mixer tap over, separate filtered water tap and a water softener system located under the kitchen sink. Four burner 'Bosch' gas hob with extractor fan over, mid height 'Neff' oven with separate grill over. Space for, four undercounter appliances.

Smooth plastered ceiling, two ceiling light points, four LED downlighters, natural light is provided by triple aspect upvc double glazed windows to the front, side and rear. Floor mounted gas boiler.

From here a solid panel door opens to a larder cupboard, with an obscure upvc double glazed window to the front aspect and a ceiling light point.

A upvc obscure glazed door gives access to the garden(s). Near the back door there is a covered log store and also a small out room with power and lighting.



### Second Inner Hallway

Smooth plastered ceiling, ceiling light point, continuation of solid walnut flooring from the entrance hallway. Two wall mounted radiators.

All doors are of a solid panel design.

### Cloakroom

Fitted with a two piece white suite comprising wash hand basin set within a vanity unit with storage below, close coupled wc.

Smooth plastered ceiling, ceiling light point, obscure upvc double glazed window to the front aspect.

### Master Bedroom 13'6" x 10'11" (4.14 x 3.34)

A light and bright triple aspect room, with smooth plastered ceilings, ceiling light point, upvc double glazed window overlooking both the front, rear and side gardens. Provision of power points.

The room benefits from mirror fronted wardrobes providing hanging rail and storage.



### Bedroom 2 10'5" x 10'11" (3.18 x 3.34)

Papered ceiling, ceiling light point, floor mounted radiator, large upvc double glazed window overlooking the rear garden, provision of power points and television point.

The room benefits from fitted wardrobes providing hanging rail and shelving.



### Bedroom 3 9'5" x 9'6" (2.89 x 2.91)

Papered ceiling, ceiling light point, upvc double glazed window to the side aspect, floor mounted radiator, provision of power points, television point. Built in double wardrobe providing hanging rail and shelving.



### Bathroom 8'7" x 5'10" (2.63 x 1.80)

Wash hand basin set and wc set within a vanity unit with storage below, large shower enclosure with mixer shower valves, and predominately tiled to full height with ceramic glazed tiles.

Smooth plastered ceiling, ceiling light point, extractor fan, upvc obscure double glazed window to the front aspect, linoleum floor covering, chrome heated towel rail, wall mounted electric shavers point.



### Garage 19'1" x 9'4" (5.82 x 2.86)

(Not currently accessible for vehicular access)

Of brick built construction accessed by wooden up and over door or via a wooden personal door. Natural light is provided by two upvc double glazed windows, two ceiling light points, provision of power points. Wall mounted consumer unit/fuse board.

### Rear Garden

Situated on a sizeable corner plot. The garden is enclosed and principally laid to lawn with mature shrub beds. Feature pond with waterfall,

Immediately abutting the rear of the property is an area laid to

patio providing a very pleasant seating area with a second circular patio area.



### Council Tax Band E



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	71
	49
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC