



## 157, Leigh Road, Eastleigh, SO50 9DW

**£475,000**

This conveniently positioned and beautifully extended 3- bedroom detached home is a must-see. High ceilings enhance the feeling of spaciousness and the well-proportioned rooms and South-facing garden make this an ideal family-sized home, with flexible accommodation and plentiful off-road parking to both front and rear. The location provides easy access to local amenities, schools, parks, shops, and transport links, making daily life a breeze. The owned solar panels with a smart battery system receive the Feed-in-Tariff and make this home highly energy efficient.

The property is accessed via a wide resin-bonded driveway with off-road parking for several cars, EV charger and garage. Step up to a double-glazed uPVC door and entrance porch with bench seats and boot storage. A wooden six panel door opens to

### Entrance Hallway

Smooth-plastered ceiling with coving, two sets of ceiling lights, single-panel radiator, laminate floor, and power points.

Staircase leading to the first floor landing, with understairs cupboard housing the electric consumer unit.

### Cloakroom

Smooth-plastered ceiling, two LED downlighters, obscure upvc double-glazed window to the side. Fitted with a two piece white suite comprising wash hand basin in a vanity unit with storage below, close coupled wc.

### Lounge 12'2" x 11'11" (3.73 x 3.65)

Smooth-plastered ceiling, ceiling light point, coving, picture rail. Natural light is provided by a large upvc double-glazed bay window to the front, power points and a double-panelled radiator.



### Kitchen 16'2" x 7'9" (4.95 x 2.38)

The kitchen is fitted with low-level cupboards and drawer base units, matching wall-mounted cupboards over, larder-style cupboard, and space for fridge/freezer, heat resistant worksurface with a 1½ bowl stainless steel sink with drainer and a monobloc mixer tap providing filtered water. Four zone 'Hotpoint' induction hob with extractor fan over and stainless steel splashback, double 'Electrolux' fan-assisted oven, built-in microwave, integrated full-sized 'Beko' dishwasher.

Smooth-plastered ceiling, ceiling light point, wall light point, continuation of the laminate floor covering from the entrance hallway, upvc double-glazed windows to the side and rear aspect. The roof light and part-vaulted ceiling enhance the natural light. A double-glazed aluminium door with obscure glazing opens to the utility area.



### Utility Area 10'2" x 7'3" (3.12 x 2.23)

Insulated, vaulted ceiling, upvc double-glazed windows to the rear and side aspect and low-level, wall-mounted and larder-style cupboards. Heat resistant worksurface with an inset stainless steel sink unit with double-drainer. Space and plumbing for an automatic washing machine, tumble dryer and additional undercounter appliance. A double-glazed upvc door opens to the rear garden.



### Lounge / Diner 19'9" x 9'11" (6.03 x 3.04)

Two roof lights in the part-vaulted ceiling flood the space with natural light. Smooth-plastered ceiling, ceiling light point, coving, continuation of laminate floor covering, double-panel radiator, provision of power points.

A full-width upvc double-glazed sliding door opens to the sunroom.



### **Sun Room 10'10" x 10'3" (3.32 x 3.13)**

Vaulted ceiling, upvc double-glazed windows to the rear aspect and upvc double-glazed patio doors opening onto the rear deck, continuation of laminate floor covering, provision of power points, wall light points, and two sets of LED downlighters.



### **Bedroom 3 10'5" x 7'11" (3.19 x 2.42)**

Smooth-plastered ceiling with coving, ceiling lights, upvc double-glazed window to the rear aspect, power points, single-panel radiator, wash hand basin in a vanity storage unit with splashback tiling and mirrored cabinet above.



### **First Floor**

The landing is accessed by a straight staircase with a quarter turn. With a smooth-plastered ceiling, wall light point, natural light is provided by a upvc double-glazed window to the side aspect, power point.

All doors are of a four panel design.

### **Bedroom 1 14'0" x 9'11" (4.28 x 3.03)**

Smooth plastered ceiling, coving, ceiling fan and light point, upvc double-glazed window to the rear aspect, single panel radiator, power points, laminate floor covering, and fitted furniture including wardrobes, bedside drawer units, chest of drawers and gantry cupboards.



### **Bedroom 2 12'4" x 9'9" (3.76 x 2.99)**

Smooth-plastered ceiling, ceiling fan and light point, coving, upvc double-glazed bay window, single-panel radiator, power points, laminate floor covering. Wash hand basin in a vanity storage unit with splashback tiling and mirrored cabinet above.

### **Family Bathroom 8'1" x 5'2" (2.47 x 1.60)**

Fully-tiled with wall mirror and three piece white suite comprising wash hand basin and wc set into a vanity unit with matching cupboards over and under and downlighters above. Corner spa bath with thermostatic shower, mixer tap and shower screen. Smooth-plastered ceiling, three downlighters, mechanical ventilation and heating system extractor, obscure upvc double-glazed window to the front aspect, heated towel rail.



## Rear Garden

The South-facing rear garden is an oasis of calm and natural beauty. Step out from the sunroom onto decking providing a large, private, sunny area for outdoor dining and entertaining with external power points, and cold water tap.

The block and stone paved path leads down through the mature garden with fragrant flowering shrubs and perennial borders, an area laid to lawn with an ornamental pond and pergola for shady private seating.

Beyond the rose and jasmine arch are raised vegetable beds, soft fruit plantings, a fruit cage, a high-quality greenhouse and a substantial outbuilding.

A pedestrian gate leads to an area of further parking for several vehicles off Dew Lane.



## **Outbuilding 18'6" x 11'10" narrowing to 7'1" (internals) (5.65 x 3.62 narrowing to 2.18 (internals))**

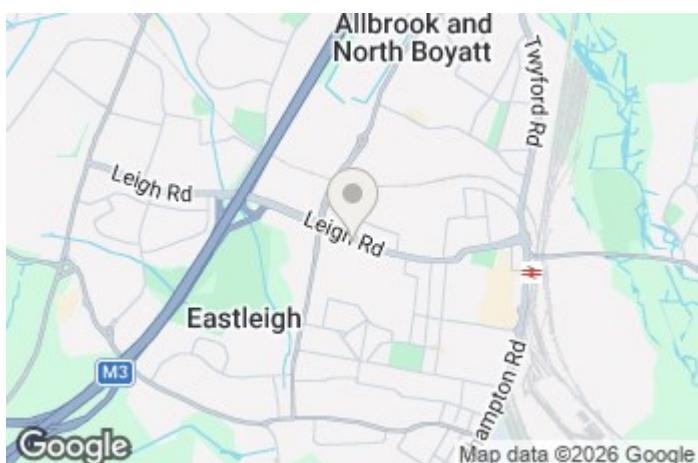
A substantial building with natural light provided by a range of windows to the front and side aspects, ideally suited for a home office, studio, or workshop. The outbuilding has power and lighting, (separate consumer unit) and a log-burner.

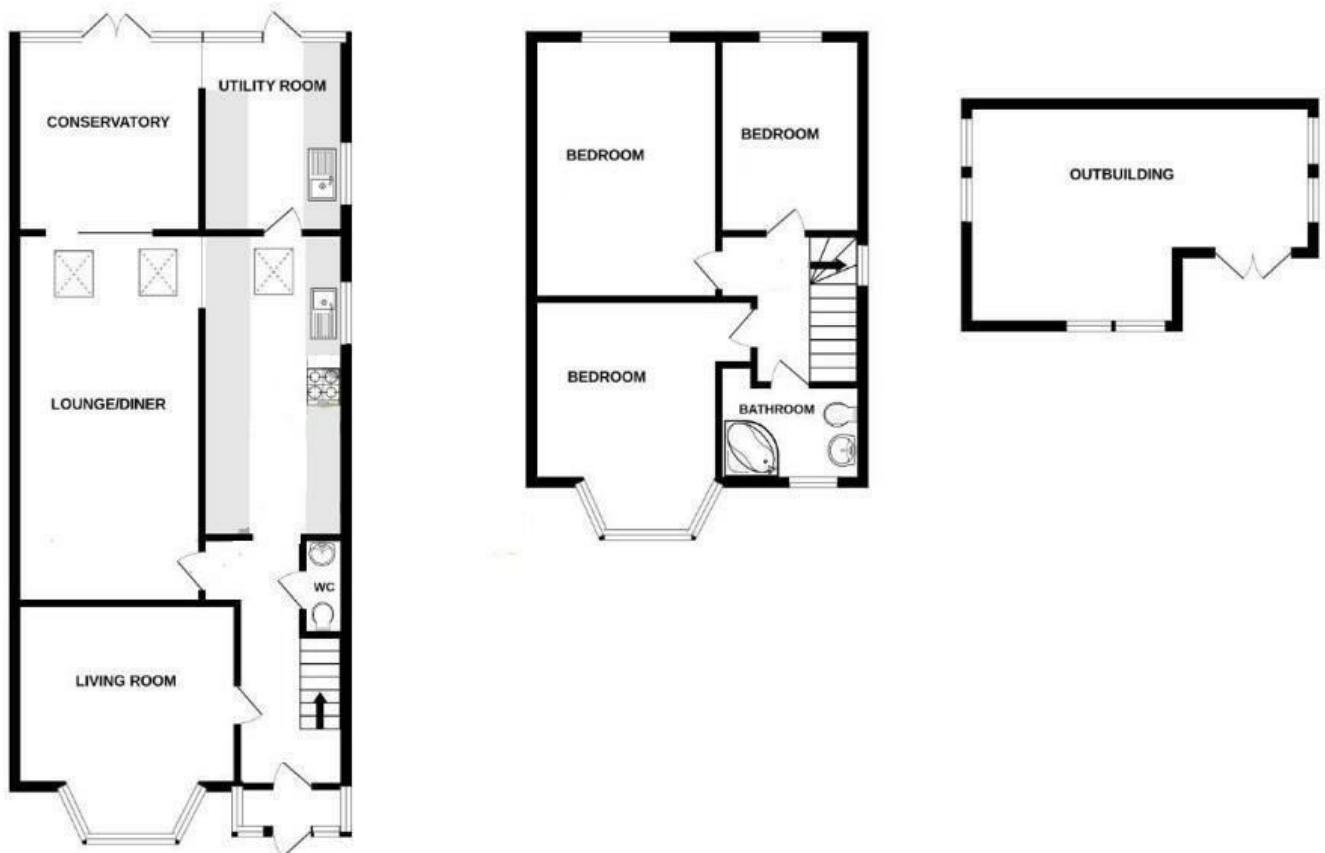
## Garage

The attached garage is located to the side of the property, with a metal up and over door, worktops and wall-mounted storage cupboards. It opens to space for bins, shed, and water tap and through-access to the rear garden.

## Off Road Parking To Rear

## Council Tax Band D





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	