



## 15, Horton Way, Bishopstoke, Eastleigh, SO50 8LU Reduced To £360,000

JUST HAD LARGE PRICE REDUCTION !!! Occupying a favoured position at the end of a no through road with views behind over open countryside. A welcoming, extended and carefully maintained home, conveniently located within walking distance of local shops. the property is configured as an entrance hallway, lounge / diner with views over the rear garden and beyond, kitchen / breakfast room. 1 double and single bedroom and a three piece bathroom suite. The property benefits also from a driveway and garage.

The property is accessed from the road via a dropped kerb onto a gravel driveway to a canopied entrance porch. A wooden door with obscure glazing opens to an entrance porch.

### Entrance Porch

Smooth plastered ceiling, wall light point. Constructed of low level brick wall with wooden framed obscure glazed windows over.

From here an aluminium door with obscure glazing opens to;

### Entrance Hallway

Textured ceiling with coving, ceiling light point, access to the roof void, single panel radiator.

A pair of doors opens to an airing cupboard with slatted linen shelving.

### Lounge / Diner 22'5" x 11'0" (6.85 x 3.36)

Textured ceiling with coving, two ceiling light points, aluminium double glazed sliding door giving direct access onto the rear garden.

Two double panel radiators, provision of power points and a television point.



### Kitchen / Breakfast Room 17'11" x 9'11" (5.47 x 3.03)

The kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over. Space for a free standing cooker, space and plumbing for an automatic washing machine, space for a tall fridge / freezer. Ceramic glazed splashback tiling.

Textured ceiling with coving, two ceiling light points, aluminium double glazed window to the side and rear aspect. Aluminium door with obscure glazing giving access to the rear garden. Double panel radiator, wall mounted Worcester Bosch combination boiler.

Space for a breakfasting table.



### Bedroom 1 14'11" x 11'0" (4.57 x 3.37)

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



### Bedroom 2 10'0" x 7'10" (3.05 x 2.41)

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



### Bathroom 6'1" x 5'6" (1.86 x 1.68)

Fitted with a three piece suite comprising pedestal wash hand basin, low level wc, bath with panel with thermostatic shower over.

Textured ceiling with coving, ceiling light point, aluminium obscure glazed window to the side aspect, single panel radiator and ceramic glazed tiled walls.



## Front Garden

The front garden is principally laid to lawn with shrubs, with a paved area to the front.

## Rear Garden

The rear garden is a particular feature of this property.

Stepping out onto an area laid to patio, providing a very pleasant seating area. The good sized garden is principally laid to lawn with shrub beds.

Greenhouse.



## Garage 17'0" x 9'8" (5.19 x 2.95)

Accessed from the driveway via a metal up and over door. Natural light is provided by a upvc double glazed window to the rear.

Provision of power points and lighting.

## Council Tax Band C



## 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		