



**16 Lyspitt Common, SG17 5GZ**

**£1,250 PCM**

Impressive, well presented three bedroom, two bath family home located in a sought after location. The property is finished to a high standard throughout and benefits from a fully fitted kitchen with all white goods including American sized fridge/freezer, table & chairs included. Gas central heating. Double glazed. EPC Band C. Sorry No pets. One third garage - ideal for storage, power & lighting. Available Immediately



### Entrance Hall

Stairs leading to first floor, laminate flooring, under stairs storage cupboard housing tumble dryer & shelving.

### Cloakroom



uPVC double glazed window to front, low level WC, pedestal wash hand basin, tiled splash back, tiled floor.

### Kitchen 12'0" x 6'0" (3.66 x 1.83)



Range of base and eye level units with work surfaces. Tiled splash back surfaces, stainless steel sink with mixer tap, built in electric oven and gas hob. Integrated dishwasher and washing machine. American fridge/freezer. Radiator. Laminate flooring. uPVC window to side elevation.

### Dining Area 12'0" x 8'5" (3.68 x 2.57 )



uPVC double glazed window to rear, laminate flooring, patio doors to rear garden with blinds. Laminate flooring. Feature papered wall.

### Lounge 14'11" x 10'0" (4.57 x 3.05)



uPVC double glazed window to front, radiator. Patio doors to garden. Feature papered wall. Electric flame effect fireplace. Carpeting.

### Landing

uPVC double glazed window to front, radiator

### Bedroom One 11'8" x 10'7" (3.58 x 3.25)



uPVC double glazed window to rear. Built in wardrobe. Carpeting, radiator, door to:

### Ensuite shower

Low level WC; wash hand basin, fully tiled shower cubicle. Tiled splash back. uPVC window.

### Bedroom Two 10'0" x 10'0" (3.05 x 3.05)



uPVC double glazed window to front, radiator. Carpeting including blinds.

### Bedroom Three 12'11" x 6'11" (3.96 x 2.13)



uPVC double glazed window to rear. Radiator. Built in wardrobes with lighting. Carpeting.

### Bathroom



White suite comprising of paneled bath with mixer tap with shower attachment. Bi-fold shower screen and shower curtain with rail. Low level WC, wash hand basin, tiled splash back. Heated towel rail, tiled floor. Extractor. uPVC glazed window to front.

### 1/3 Garage (Storage)



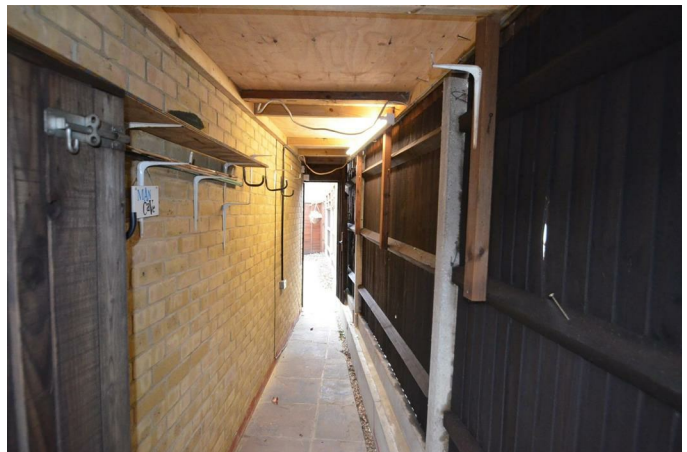
Partially converted with third garage space for storage. Power & lighting included.

### Garden



Fully enclosed rear garden laid to paved patio with flower bed borders. Gated access to front. Outside tap and light.

### Lean to shed (RH side & length of house)



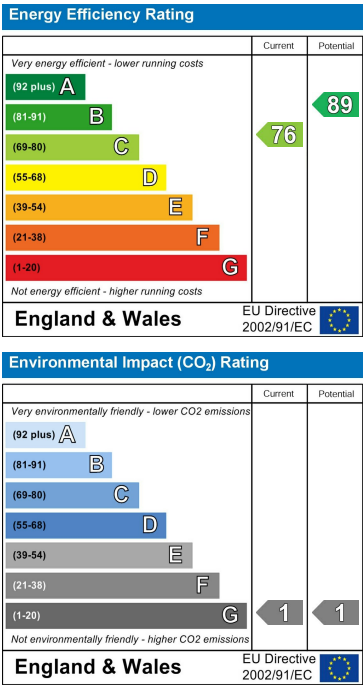
Power & Lighting. Gate access

Floor Plan

Area Map



Energy Efficiency Graph



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