



Pack Lane, , Basingstoke, RG22 5HN  
**Guide Price £650,000**



## Pack Lane, Basingstoke, RG22 5HN

CHEQUERS are pleased to offer this four bedroom detached property, situated in the popular area of Kempshott. The accommodation includes lounge, dining room, kitchen, utility room and family room on the ground floor, with a master bedroom and en-suite, three further bedrooms and family bathroom arranged on the first floor. Further benefits include gas radiator heating, driveway parking and garage. (draft particulars - awaiting vendors approval)

### ENTRANCE PORCH:

Circular window, door to -

### HALL:

Stairs to first floor, radiator.

### W.C

Low level w.c., vanity unit with inset wash hand basin and cupboards below, tiled splash back.

### KITCHEN:

12'4" x 10'9" (3.76m x 3.28m )

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, single drainer sink unit, cooker point with extractor over, storage cupboard, integrated dishwasher and fridge, spotlights.

### UTILITY ROOM:

10'10" x 6'8" (3.30m x 2.03m)

Double glazed window, double glazed door to side, roll edged work surfaces with cupboards and drawers below, single drainer sink unit, appliance space.

### SITTING ROOM:

13'5" x 10'10" (4.09m x 3.30m )

Rear aspect, double glazed window, radiator, ornamental fireplace, double glazed French doors to garden.

### LIVING ROOM:

16'9" max, 15'2" min x 13'6" (5.11m max, 4.62m min x 4.11m)

Front aspect, double glazed window, radiator, double doors to -

### DINING ROOM:

13'0" x 10'0" (3.96m x 3.05m)

Double glazed window, serving hatch from kitchen, double glazed sliding doors to rear.

### STAIRCASE GIVES ACCESS TO LANDING:

Range of built-in storage cupboards, access to loft space, double glazed window.

### BEDROOM ONE:

11'3" x 10'11" (3.43m x 3.33m)

Double glazed window, radiator.

### EN-SUITE SHOWER ROOM:

Shower cubicle, wash hand basin with cupboards below, tiled flooring.

### BEDROOM TWO:

11'4" x 8'1" (3.45m x 2.46m)

Front aspect, double glazed window, radiator, built-in storage cupboard.

### BEDROOM THREE:

9'8" x 9' (2.95m x 2.74m)

Rear aspect, double glazed window, radiator, built-in wardrobe.

### BEDROOM FOUR:

7'8" x 7'6" (2.34m x 2.29m)

Rear aspect, double glazed window, radiator.

### BATHROOM:

7'6" x 5'5" (2.29m x 1.65m)

Double glazed window, suite comprising low level w.c., wash hand basin, panel enclosed bath with shower over and shower screen, tiled surrounds, tiled flooring, chrome heated towel rail.

### GARAGE:

21'3" x 12'8" (6.48m x 3.86m)

Light and power, up and over door.

### GARDENS:

To the front of the property is a block paved driveway, lawned area, flower and shrub borders, pathway to side access. To the rear of the property is a large patio area with small brick wall, water butt, lawned area with flower and shrub borders, further patio and shingled area, green houses, garden shed, range of raised beds in shingled area, pathway to barked area and further shrubs.

### COUNCIL TAX:

Band F

### MONEY LAUNDERING REGULATIONS:

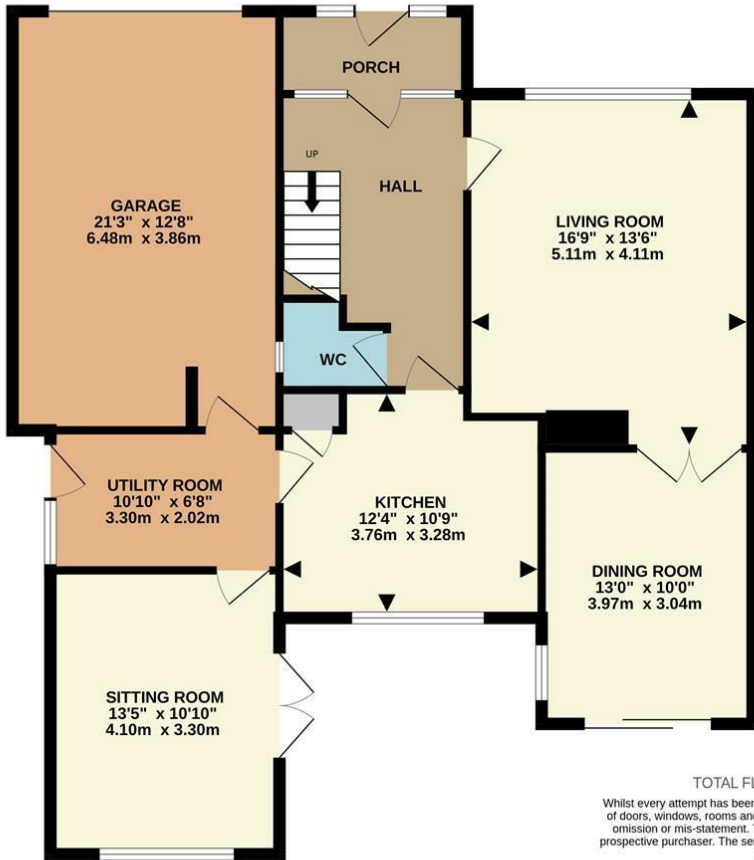
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

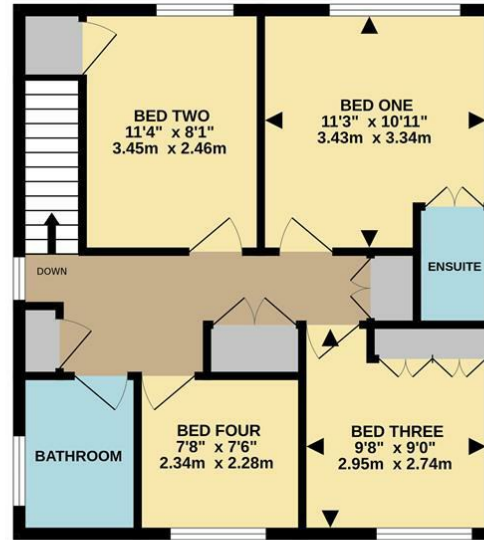
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.7 sq.m.) approx.

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	
Very energy efficient - lower running costs	Current
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-64 <b>D</b>	
49-54 <b>E</b>	
41-48 <b>F</b>	
31-39 <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>	
81-91 <b>B</b>	
69-80 <b>C</b>	
55-64 <b>D</b>	
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