



Sorting Lane, Limes Park, Basingstoke, RG24 9TD  
**Guide Price £340,000**



**CHEQUERS**

Independent Estate Agents



## Sorting Lane, Limes Park, Basingstoke, RG24 9TD

CHEQUERS are proud to market this well presented four bedroom semi-detached house benefiting from a generously sized secluded rear garden. The accommodation includes lounge, 16'7" x 10'7" kitchen/dining room, cloak/utility room, three double bedrooms and a large single bedroom with vaulted ceiling with the potential for a en-suite and dressing room. Further benefits include double glazing, gas radiator heating and a single garage. (draft particulars - awaiting vendors approval)

### ENTRANCE PORCH:

Double glazed front door, double glazed window, laminate flooring, door to -

### LOUNGE:

16'8" x 16'2" max, 10'5" min (5.08m x 4.93m max, 3.18m min)

Front aspect, double glazed window, radiator, understairs cupboard, sky t.v point, laminate flooring, stairs to first floor.

### CLOAK/UTILITY ROOM:

7'2" x 4'5" (2.18m x 1.35m)

White suite comprising low level w.c., pedestal wash hand basin, radiator, double cupboard, plumbing for washing machine, appliance space.

### KITCHEN/DINING ROOM:

16'7" x 10'7" (5.05m x 3.23m)

Rear aspect, double glazed window, double glazed French doors to garden, range of eye and base level units, roll edged work surfaces, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with extractor over, plumbing for dishwasher, appliance space, under stairs cupboard, radiator.

### STAIRCASE GIVES ACCESS TO LANDING:

Radiator.

### BEDROOM ONE:

13'5" x 9'8" (4.09m x 2.95m)

Front aspect, double glazed window, fitted double wardrobes, radiator.

### BEDROOM THREE:

13'11" x 8'9" (4.24m x 2.67m)

Rear aspect, double glazed window, radiator, laminate flooring.

### BEDROOM FOUR:

9'5" x 7'7" (2.87m x 2.31m)

Rear aspect, double glazed window, skylight window, radiator, laminate flooring.

### FAMILY BATHROOM:

Front aspect, double glazed window, white suite comprising panel enclosed bath with Aqualisa power shower over, low level w.c., wash hand basin with drawers below, extractor fan, radiator, tiled flooring.

### STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:

### BEDROOM TWO:

27'5" x 9'8" -restricted head room (8.36m x 2.95m - restricted head room)

Two skylight windows, radiator, laminate flooring, eaves cupboard.

### GARAGE:

19'9" x 9'10" (6.02m x 3.00m)

Attached garage with up and over door, light and power, eaves storage space, personal door to rear garden.

### GARDENS:

To the front of the property is a small lawned area with block paved path to front door, driveway to garage. To the rear of the property is a generously sized landscaped garden, laid to lawn with patio areas, outside light and tap, enclosed by panelled fencing and enjoyed a secluded aspect.

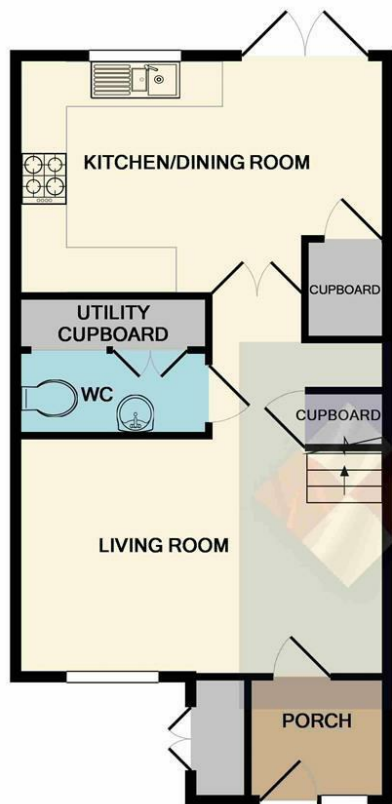
### DIRECTIONS:

From the Aldermaston roundabout on the A339 Ringway North, proceed along Aldermaston Road and continue past the Hospital. Take the next turning left and at the roundabout bear right into Pumphouse Way where Sorting Lane will be found on the left hand side.

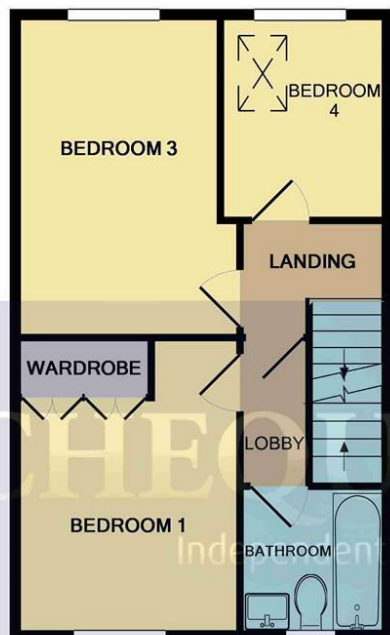
### MONEY LAUNDERING REGULATIONS:

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.





GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		82	82
EU Directive 2002/91/EC			





