



Lymington Close, Hatch Warren, Basingstoke, RG22 4XL
Guide Price £450,000



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CHEQUERS are proud to offer for sale this well presented and well positioned Bovis home, situated in a no through road and backing onto a wooded copse. Internal viewing is highly recommended to appreciate all on offer including - cloakroom, lounge, dining room, kitchen/breakfast room, four bedrooms, en-suite shower room and a family bathroom. Further benefits include double glazing, gas radiator heating and a landscaped rear garden. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:

UPVC front door, stairs to first floor, dado rail, radiator with feature cover, under stairs cupboard.

CLOAKROOM:

White suite comprising low level w.c., wash hand basin, radiator, double glazed window.

LOUNGE:

17' x 10'10" (5.18m x 3.30m)

Front aspect, double glazed window, feature fireplace with coal effect gas fire, radiator, glazed double doors to -

DINING ROOM:

11'4" x 10'9" (3.45m x 3.28m)

Rear aspect, double glazed French doors to garden, radiator with feature cover, door to -

KITCHEN/BREAKFAST ROOM:

14'7" x 10'7" (4.45m x 3.23m)

Rear and side aspect, double glazed window, single drainer sink unit, range of eye and base level units, granite work surfaces and breakfast bar, built-in hob with extractor over, built-in oven with cupboards above and below, appliance space, cupboard housing boiler, radiator, door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

14'8" x 11'2" (4.47m x 3.40m)

Front aspect, double glazed window, built-in wardrobes, radiator, door to -

EN-SUITE SHOWER ROOM:

Suite comprising low level w.c., shower unit with rainfall shower head, wash hand basin set in vanity unit, tiled surrounds, chrome heated towel rail, spotlights, double glazed window.

BEDROOM TWO:

16'5" max, 14'1" min x 10'9" max, 8'9" min (5.00m max, 4.29m min x 3.28m max, 2.67m min)

Front aspect, double glazed window, built-in double wardrobes, radiator. (Slightly sloping ceilings)

BEDROOM THREE:

13'3" x 7'10" (4.04m x 2.39m)

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

BEDROOM FOUR:

11'1" max, 8'11" min x 7'7" (3.38m max, 2.72m min x 2.31m)

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

FAMILY BATHROOM:

7'6" x 7'3" (2.29m x 2.21m)

Rear aspect, double glazed window, tiled enclosed bath with shower attachment and shower screen, wash hand basin set in vanity unit, low level w.c., chromed towel rail, tiled surrounds.

GARAGE:

With light and power.

GARDENS:

To the front of the property is a lawned garden with shrubs and trees, block paved driveway leading to garage and front door. To the rear of the property is a generously sized landscaped garden, enjoying a private aspect backing into a wooded copse, feature patio leading to lawned area, flower and shrub borders, garden shed, side access.

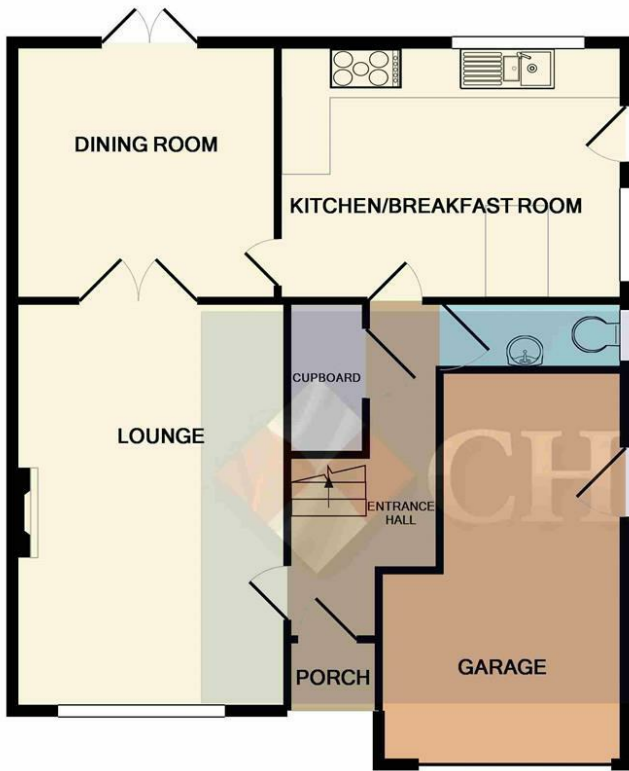
DIRECTIONS:

From the Kempshott roundabout turn into Woodbury Road. Bear right at the mini roundabout and then take the 2nd turning left into Centurion Way. Lymington Close is then the 2nd turning on the right 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



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		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive emissions	

