



Lytton Road, Eastrop, Basingstoke, RG21 4BN  
**Guide Price £695,000**



**CHEQUERS**  
Independent Estate Agents



## Lytton Road, Eastrop, Basingstoke, RG21 4BN

NO ONWARD CHAIN - CHEQUERS are proud to offer for sale this deceptively spacious, extended, detached family home set in the sought after Eastrop area, close to the town centre. The property offers flexible accommodation including spacious reception hall, 23' x 12' max lounge, modern 26' x 15' max kitchen/dining/hub with Bi-fold doors opening to the generous rear garden, utility room, 13' max study and cloakroom on the ground floor. There are four good sized bedrooms with two en-suite shower rooms and a family bathroom arranged on the first floor. Further benefits include a generously sized rear garden enjoying a private aspect and ample driveway parking to the front. Prompt viewing is recommended to appreciate all on offer. (draft particulars - awaiting vendors approval).

### RECEPTION HALL:

Tiled flooring, stairs to first floor, storage cupboards.

### CLOAKROOM:

White suite comprising low level w.c., wash hand basin, spotlights, tiled flooring, extractor fan, heated towel rail.

### LOUNGE:

23' x 12' max (7.01m x 3.66m max)

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

### KITCHEN/DINING ROOM:

26'1" max x 15'1" max (7.95m max x 4.60m max)

Rear aspect, range of eye and base level units, work surfaces, cooker point with extractor over, single drainer sink unit with mixer tap, feature island/breakfast bar, integrated microwave, integrated fridge/freezer, appliance space, spotlights, open plan to dining area with bi-fold doors to garden, radiator, spotlights.

### UTILITY ROOM:

7'9" max x 6'5" max (2.36m max x 1.96m max)

Side aspect, double glazed window, range of eye and base level units, work surfaces, inset single drainer sink unit, appliance space, spotlights, radiator.

### STUDY:

13' x 7'5" max (3.96m x 2.26m max)

Front aspect, double glazed window, radiator, spotlights.

### STAIRCASE GIVES ACCESS TO FIRST FLOOR:

Access to loft space, storage cupboard.

### MASTER BEDROOM:

16'7" max x 11'10" max (5.05m max x 3.61m max)

Rear aspect, double glazed window, radiator, spotlights, door to -

### EN-SUITE SHOWER ROOM:

6'7" max x 5'9" max (2.01m max x 1.75m max)

Side aspect, double glazed window, shower cubicle, low level w.c., wash hand basin, tiled flooring, tiled surrounds, heated towel rail, spotlights.

### BEDROOM TWO:

13'9" max x 13'10" max (4.19m max x 4.22m max)

Rear aspect, double glazed window, radiator, spotlights.

### BEDROOM THREE:

12'2" x 12' (3.71m x 3.66m)

Front aspect, double glazed window, radiator, spotlights.

### BEDROOM FOUR:

14'2" x 7'1" (4.32m x 2.16m)

Front aspect, double glazed window, radiator, storage cupboard, door to -

### EN-SUITE SHOWER ROOM:

Suite comprising shower cubicle, low level w.c., wash hand basin, tiled surrounds, tiled flooring, chrome heated towel rail, spotlights, double glazed window.

### FAMILY BATHROOM:

Modern suite comprising panel enclosed bath with mixer tap, shower over and shower screen, vanity unit with inset wash hand basin, low level w.c., tiled surrounds, heated towel rail, spotlights.

### GARDENS:

To the front of the property is a driveway with ample off road parking, mature shrubs. To the rear of the property is a generously sized garden enjoying a private aspect, patio with steps to lawned area, enclosed by fencing.

### COUNCIL TAX:

Band D

### MONEY LAUNDERING REGULATIONS:

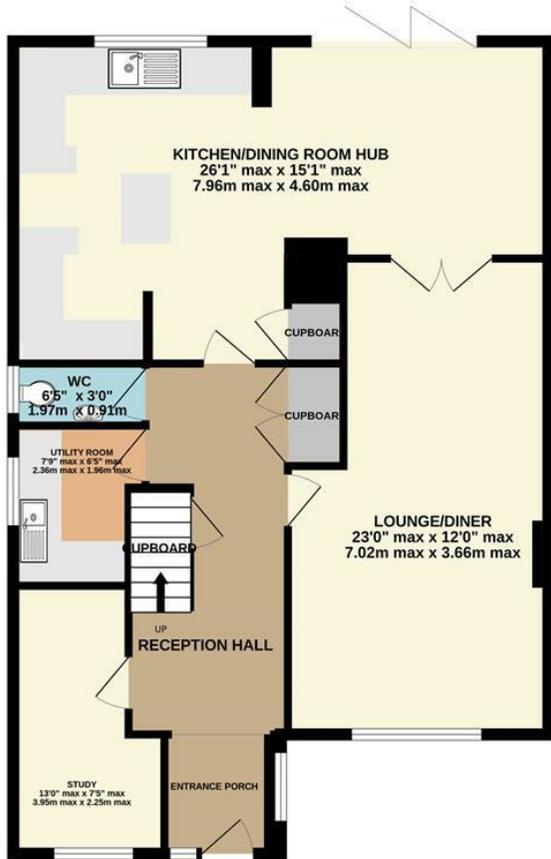
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

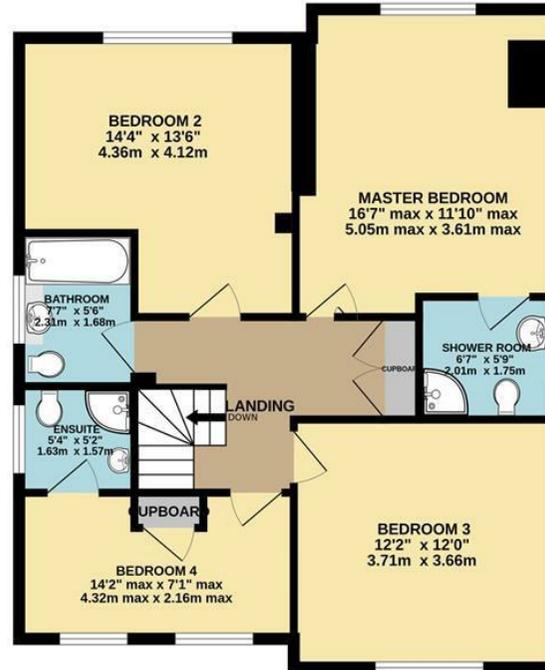
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
84	74
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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

