

## PRELIMINARY DETAILS

New Build, Northampton Lane, Blackfield SO45 1WR



A 3 BED DETACHED BUNGALOW CURRENTLY UNDER CONSTRUCTION.  
UPVC double glazed windows and doors, gas central heating, plastic fascias, soffits  
and gutters, 22.55m (74') rear garden, off road parking.  
Completion anticipated early summer 2018.

### ACCOMMODATION

Entrance lobby, entrance hall, open plan kitchen/lounge, 3 bedrooms, bathroom.

ENTRANCE PORCH Part glazed front door, further door to:

ENTRANCE HALL Radiator, hatch to loft space.

LOUNGE/KITCHEN c.6.97m x 3.75m (22'10" x 12'4").

LOUNGE AREA Bi-fold doors leading to rear garden, radiator, open plan to:

KITCHEN AREA Comprising sink unit, range of base units with cupboards and drawers with worktops above, range of wall units, rear aspect window, door to side of property.

BEDROOM 1 c.3.45m x 3.06 (11'4" x 10' (excluding bay). Front aspect bay window, radiator.

BEDROOM 2 c.3.45m x 2.88 (11'4" x 9'5"). Side aspect window, radiator.

BEDROOM 3 c.2.80m x 2.27m (9'2" x 7'5"). Front aspect window, radiator.

BATHROOM Suite comprising panelled bath with shower over, close coupled WC, pedestal wash hand basin, radiator, side aspect window.

OUTSIDE - FRONT GARDEN. Off road parking space, side access via wooden gate leading to:

REAR GARDEN. Measuring 22.55m (74') in depth, with patio area and uncultivated area for lawn.

COUNCIL TAX BAND To be advised.

PREDICTED EPC RATING To be advised.

TENURE The agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 66.5 sq. metres (716.1 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn forking left into Fawley Road before Hythe Hospital. On reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury and on reaching the mini roundabout take the 2<sup>nd</sup> exit and pass through the traffic lights and continue through the centre of Blackfield. Continue along Hampton Lane and after some way Northampton Lane will be found on the right hand side and the property will be found on the right, indicated by our For Sale board.

## Ground Floor

Approx. 66.5 sq. metres (716.1 sq. feet)



Total area: approx. 66.5 sq. metres (716.1 sq. feet)