



Pinner House, 3 Upper Mullins Lane  
Hythe

paul jeffreys



# Pinner House, 3 Upper Mullins Lane Hythe | SO45 5AG

Dibden Purlieu village – 1 mile, Hythe village – 2 miles, Southampton – 12 miles, M27 – 10 miles (distances are approximate)

A larger than average extended detached family house in favoured location, only a stone's throw from Orchard & Noadswood Schools.  
No chain.

£465,000

Gas central heating, plastic fascias, double glazing. Garage and ample parking, south-westerly rear aspect.



## ACCOMMODATION

Entrance hall, lounge, dining room, conservatory, kitchen, shower room, 3 bedrooms, 2<sup>nd</sup> shower room

ENTRANCE PORCH Door to:

ENTRANCE HALL Radiator.

LOUNGE c.5.13m x 4.80m (16'10" x 15'9"). Period style fire surround, radiator, four wall light points, TV point, open access to:

DINING ROOM c.3.66m x 3.45m (12' x 11'4"). Double radiator, double glazed patio doors to:

CONSERVATORY c.3.51m x 3.05m (11'6" x 10'). Double doors to garden.

KITCHEN c.4.06m x 3.05m (13'4" x 10'). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktop, low level cupboards and drawers with space for slimline dishwasher. Larder cupboard at one end, further 'L' shaped worktop with low level cupboards and built in 'Neff' stainless steel 4-burner hob with stainless steel oven beneath, range of wall cupboards, cupboard beneath stairs, door to:

REAR LOBBY Space for fridge/freezer, door to garden and door to:

SHOWER ROOM Part fully and part half tiled walls, shower cubicle with 'Mira Sport' electric shower, pedestal hand basin, low level WC suite, plumbing for washing machine, radiator, shaver/light fitting.

LANDING Access to roof space via loft ladder, linen cupboard housing 'Worcester' gas boiler for central heating and hot water.

BEDROOM 1 c.4.40m x 3.35m (14'5" x 11' measurements include range of mirror fronted wardrobe cupboards). Radiator.

BEDROOM 2 c.3.73m x 3.00m (12'3" x 9' 10"). Radiator.

BEDROOM 3 c.3.33m x 3.13m (10'11" x 10'3" max. measurements). Radiator.

SHOWER ROOM Recently refitted with fully tiled walls, double shower cubicle with 'Aqualisa' power shower, vanity hand basin with cupboard beneath, radiator.

SEAPARATE WC With low level suite.

OUTSIDE Tarmac driveway with turning area, allowing parking for a number of vehicles and gives access to ATTACHED GARAGE c.5.77m x 3.05m (18'11" x 10') with up and over door and electricity connected. The gardens are a particular feature of the property, the front being laid to

lawn with well stocked flower and shrub beds and pedestrian side gate, which leads to the good sized south & west facing rear garden, landscaped with paved patio area, area of lawn, well stocked flower and shrub beds, timber garden shed, octagonal greenhouse, outside tap.

COUNCIL TAX BAND 'E' – payable 2021/22 - £2,374.53.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 134.7 sq. metres  
(1,449.9 sq. feet) approx. excluding garage.

TENURE FREEHOLD

NOTE: Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE: FLOOR PLAN IS FOR GUIDANCE ONLY.

VIEWING STRICTLY BY APPOINTMENT

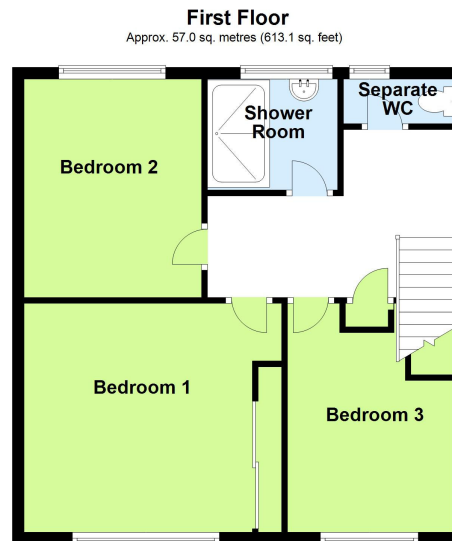
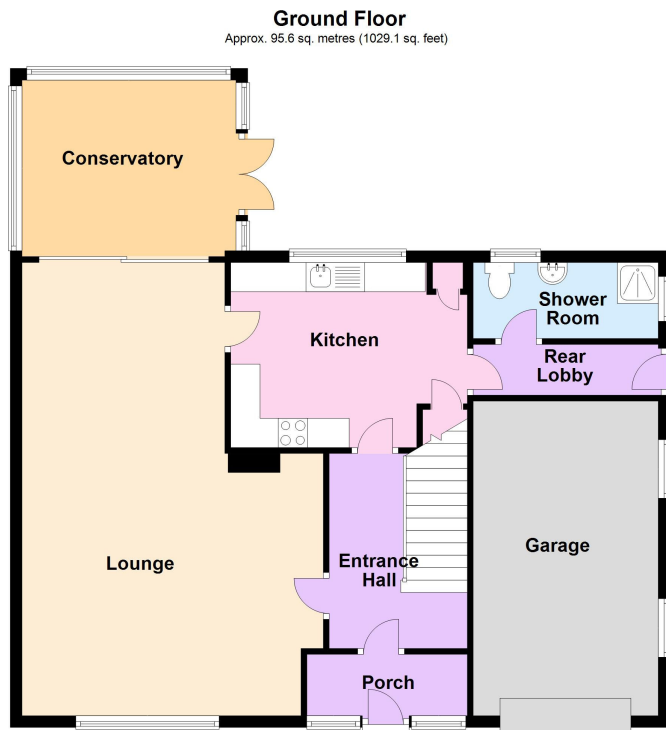
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

JRS/HC/06.21



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Total area: approx. 152.6 sq. metres (1642.2 sq. feet)



**DIRECTIONS:** Leave Hythe via New Road continuing up onto Langdown Lawn passing the hospital on your left. At the roundabout take 3<sup>rd</sup> exit into Upper Mullins Lane and the property will be seen on the left hand side just past the Water Lane junction.

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