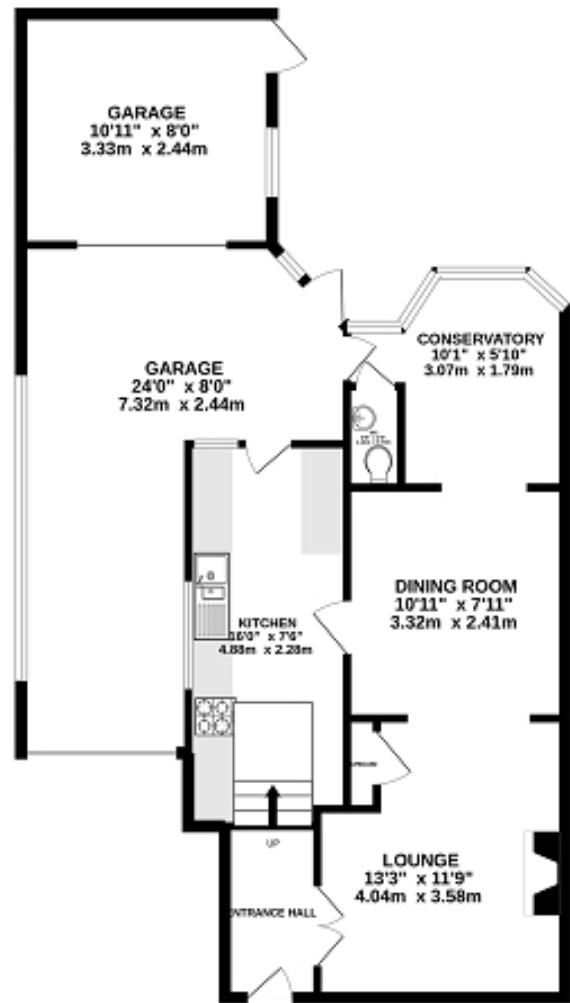
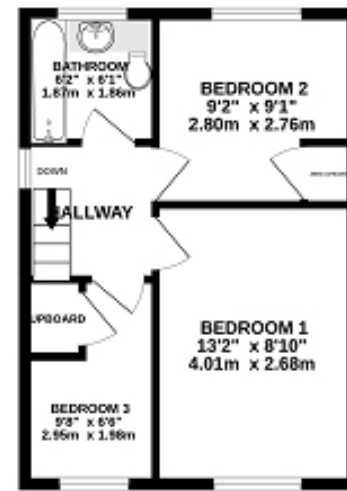


GROUND FLOOR  
 504 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
 346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given 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+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



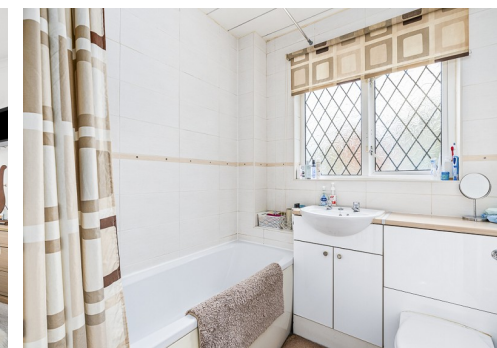
Lionheart Way, Bursledon, SO31 8GF

**3 Beds - 1 Baths**

A three bedroom, semi detached property in Bursledon with parking for multiple vehicles and an extremely large garage. Close to local amenities such as shops, pubs and cafes, and transport links including Bursledon train station and the M27.

**FEATURES**

- Extended property
- Large carport/garage
- Parking for multiple vehicles
- Close to Bursledon train station and the M27
- Close to local amenities such as shops, pubs and cafes
- And more...







This extensive three bedroom property in Bursledon is characteristic and quirky, with an added extension and a very large garage, it has a lot of potential. Coming into this home, you are greeted with large double doors towards the spacious lounge area, all the way through to the conservatory, letting in ample light all day. The stairs to the first floor are also by the front door, keeping them private from the reception areas. The kitchen has a lot of storage options, with two entrance points from the dining room and the garage/conservatory. The garage is an impressive 10m long with two roller doors, at the front and the middle for potential separation for car parking and a workshop/study space. Going out to the garden, it is beautifully presented with two levels, two seating areas and flower borders throughout, as well as cherry and apple trees. There are also doors to access the garden, through the back and side of the garage. Upstairs, you have three bedrooms, a boarded loft, storage cupboards and a family bathroom. This home is situated close to amenities such as cafes, pubs and shops, as well as Hamble marina and village. It also is close to the M27 and Bursledon train station as excellent transport links. The catchment schools include Bursledon infants and juniors and



**Entrance Hall (6' 1" x 3' 7") or (1.86m x 1.08m)**

Carpeted stairs leading to first floor. Radiator. UPVC door with double glazed opaque panels. Laminate flooring. Wooden double doors to lounge.

**Lounge (13' 3" x 11' 9") or (4.04m x 3.58m)**

Laminate flooring. Radiator. Double glazed UPVC ledded light effect window to front. Gas fire place. Under stairs cupboard. Archway to dining room. Coving.

**Dining Room (10' 11" x 7' 11") or (3.32m x 2.41m)**

Laminate flooring. Radiator. Coving. Thermostat. Door going to kitchen. Archway to conservatory.

**Conservatory (10' 1" x 5' 10") or (3.07m x 1.79m)**

Laminate flooring. Radiator. Double glazed UPVC windows to rear with ledded light effect and decorative stained glass. Double glazed UPVC door to garage. Wooden door to WC.

**W.C (3' 9" x 2' 4") or (1.14m x 0.70m)**

Carpet. Low level WC. Mini hand wash basin with chrome hot and cold taps. Tiled walls. Extractor fan.

**Outside**

Driveway with three parking spaces. Concrete steps to front door. Turfed area with flower borders. Back garden. Concrete steps and path to side garage door and higher level. Laid to lawn with flower borders. Courtyard with space for pergola. Concrete seating area. Laid to lawn with flower borders.



**Kitchen (16' 0" x 7' 6") or (4.88m x 2.28m)**

Vinyl flooring. Radiator. Wall and base units. Four ring electric hob and extractor fan above. Boiler. Double glazed UPVC ledded light effect window to garage. Chrome one and a half sink with drainer and mixer tap. Inset spotlight.

**GARAGE (35' 4" x 8' 0") or (10.78m x 2.44m)**

Double glazed UPVC double doors to rear. Double glazed ledded light effect UPVC door to kitchen. Double glazed UPVC window with ledded light effect to kitchen. Laminate flooring. Roller garage door. Double glazed UPVC window with ledded light effect to kitchen. Loft hatch. Double glazed window to garden. Double glazed UPVC door to garden. Roller garage door. Space for a car.

**Bedroom 1 (13' 2" x 8' 10") or (4.01m x 2.68m)**

Carpet. Radiator. Double glazed UPVC window with ledded light effect to front. Built in storage cupboards. Coving.

**Bedroom 2 (9' 1" x 9' 2") or (2.76m x 2.80m)**

Double glazed UPVC ledded light effect window to rear. Radiator. Carpet. Coving.

**Bedroom 3 (9' 8" Max x 6' 6" Max) or (2.95m Max x 1.98m Max)**

Carpet. Radiator. Double glazed UPVC windows with ledded light effect to front. Coving. Cupboard.

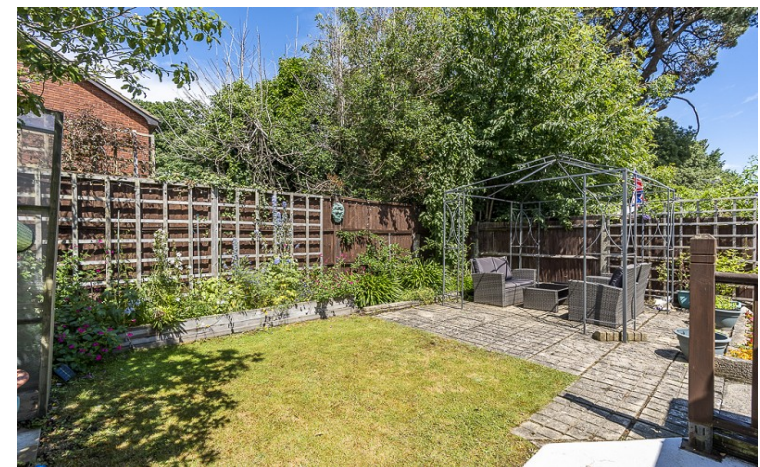
**Bathroom (6' 1" x 6' 2") or (1.86m x 1.87m)**

Carpet. Tiled walls. Low level WC. Double glazed opaque decorative ledded light effect windows to rear. Hand wash basin with chrome hot and cold taps. Panelled bath with electric shower unit. Extractor fan. Inset spotlights.



**Landing (8' 4" x 5' 11") or (2.53m x 1.80m)**

Carpet. Boarded loft hatch with pull down ladder. Double glazed UPVC ledded light effect window to side. Wooden railings to stairs leading to ground floor.



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