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LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HP



**THREE BEDROOM SEMI-DETACHED PROPERTY WITH OFF-ROAD PARKING AND AN ENCLOSED REAR GARDEN
SITUATED IN A POPULAR RESIDENTIAL AREA. NO FORWARD CHAIN. VIEWING RECOMMENDED.**

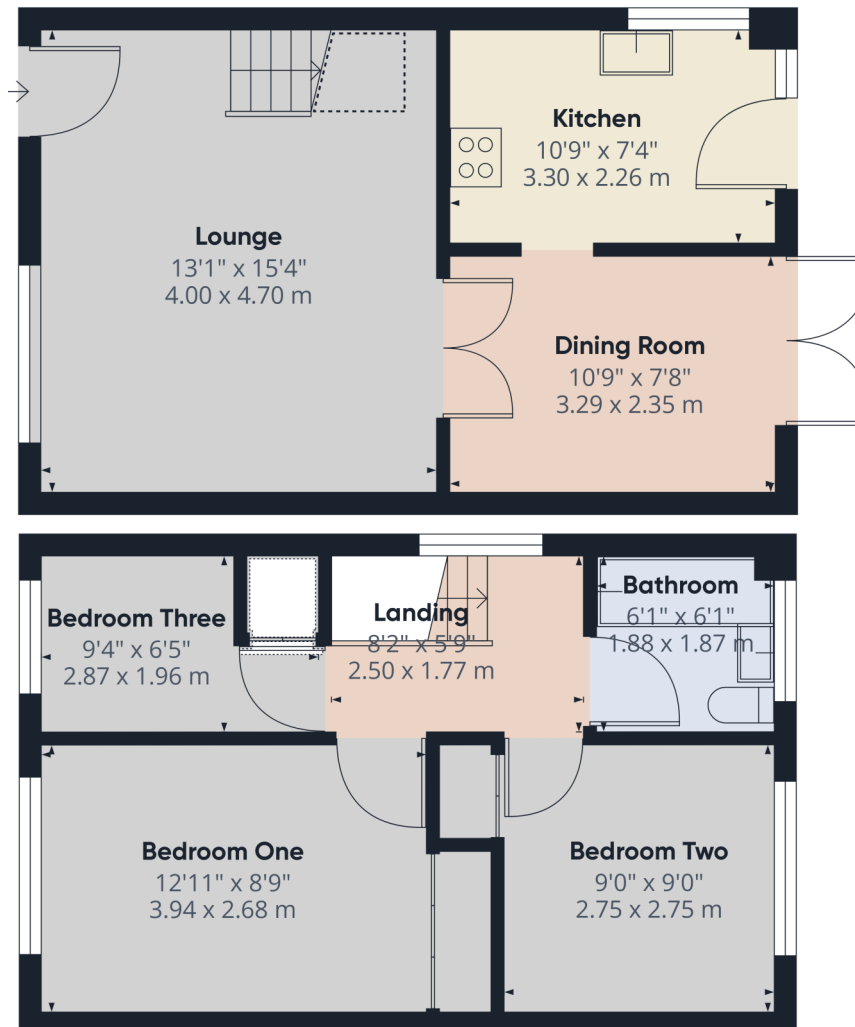
Offers in Excess of £300,000 Freehold

This lovely three-bedroom semi-detached house is situated in the ever popular residential development of Bursledon Green. The property is located in close proximity to a range of amenities including Tesco Bursledon Superstore and Lowford Village, which offers a number of local shops, eateries, a library and community centre. The area offers a good choice of schools, included Bursledon Infant and Juniors Schools and the Hamble School for children aged 11-16. The property benefits from gas fired heating and double glazing. There is potential for future development by extending to the side aspect (subject to the relevant planning).

Don't miss the opportunity to make this house your home or your next investment purchase. Contact us today to book a viewing and experience the potential this property has to offer first hand.

Key Features

- *Three Bedroom Semi-Detached House*
- *Lounge*
- *Dining Room*
- *Kitchen*
- *Bathroom*
- *Driveway*
- *Front and Rear Gardens*
- *In Close Proximity To Local Amenities*



Approximate total area⁽¹⁾

714.81 ft²
66.41 m²

Reduced headroom

13.23 ft²
1.23 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Bursledon Windmill was built in 1814. The mill is a five storey tower mill with a stage at first floor level. The four Common sails are carried on a wooden windshaft, which also carries the wooden brake wheel. This drives the wooden wallower, located at the top of the wooden upright shaft. The wooden great spur wheel at the bottom of the upright shaft drives three pairs of underdrift millstones.

The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited as the Bursledon Brickworks Industrial Museum.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.



Ground Floor Accommodation

Entry to the property is via a double glazed UPVC door, under a canopied porch, which opens into a well-proportioned lounge with a window to the front elevation, offering a view of the front garden. There are stairs rising to the first floor and French doors opening into the dining room, which, when open, make an ideal place for both gathering and entertaining. The dining room offers space for a table and chairs and boasts double glazed UPVC French doors opening out on a patio area. An opening leads into the kitchen, comprising of a range of wall and floor mounted units with white gloss doors and a wooden effect, roll top worksurface over. There are dual aspect windows to the side and rear elevations, with a half panel double glazed UPVC door providing access into the rear garden. There is a stainless-steel sink and drainer, a built under electric oven with a four-ring gas hob and extractor hood over, space and plumbing for a washing machine and dishwasher and appliance space for a fridge freezer.





First Floor Accommodation


Ascending to the first floor, the landing has door to all rooms, a side elevation window and a loft access point. Bedroom one offers a window to the front elevation and built in wardrobes with sliding, mirror fronted doors. Bedroom two is to the rear aspect and benefits from window, overlooking the rear garden and a fitted cupboard with shelving. Bedroom three, to the rear elevation, offers a window overlooking the rear garden and a fitted cupboard with a hanging rail and shelf. All bedrooms are serviced by the family bathroom, which comprises of a panel enclosed bath with a Triton electric shower over, a low-level WC and a wash hand basin with a vanity unit beneath.



Outside

The property is approached by a driveway, which runs along the side of the house and provides off-road parking for multiple vehicles. The front garden is laid to lawn. Four steps lead to the front door. A pedestrian gate allows access into the rear garden. The rear garden is enclosed by timber fencing and offers a spacious patio, which is ideal for outdoor entertaining and al fresco dining. Three steps lead up to an area of artificial lawn.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	73	
(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	

COUNCIL TAX BAND: C - Eastleigh Borough Council.
UTILITIES: Mains gas, electric, water and drainage.
Viewings strictly by appointment with Manns and Manns only.
To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.