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## LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HN



**ATTRACTIVE THREE BEDROOM END OF TERRACE HOUSE IN THE EVER POPULAR RESIDENTIAL DEVELOPMENT OF BURSLEDON GREEN. WITH OFF-ROAD PARKING, AN ENCLOSED REAR GARDEN AND SITUATED IN CLOSE PROXIMITY TO A RANGE OF LOCAL AMENITIES. VIEWING RECOMMENDED.**

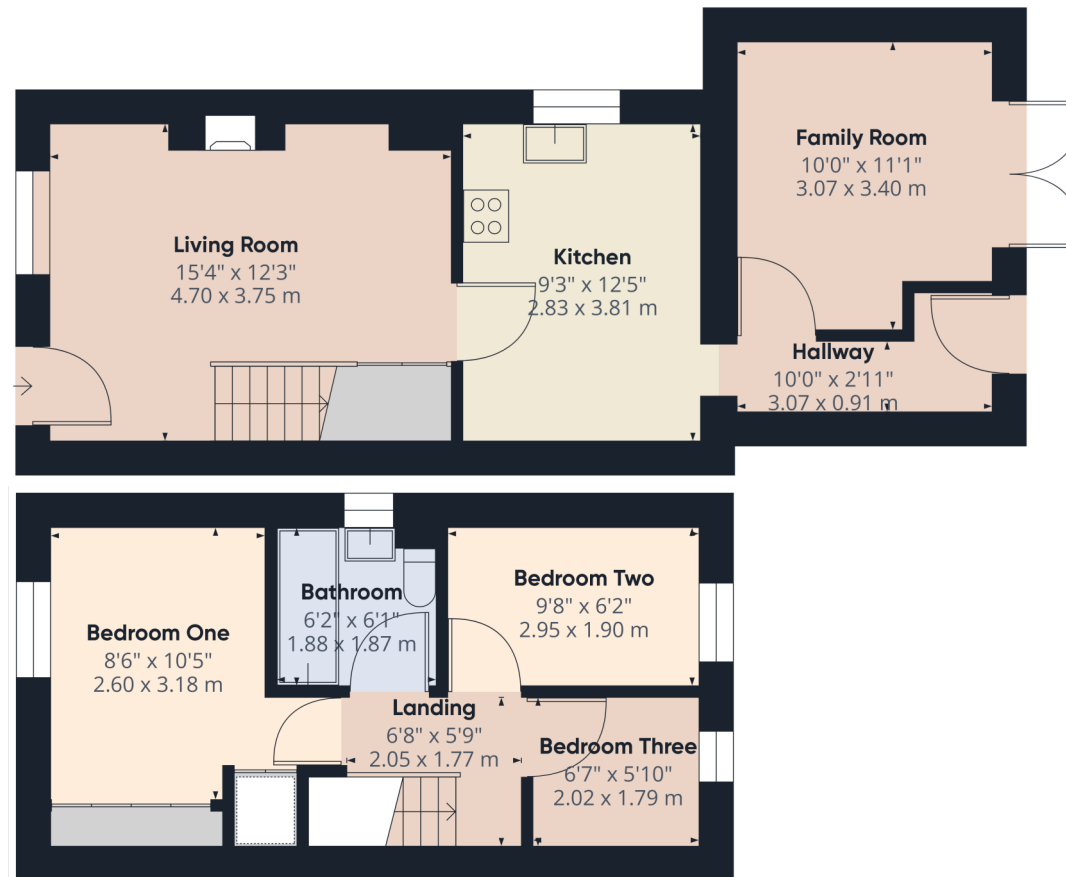
**Offers in Excess of £300,000 Freehold**

This beautifully presented and extended end of terrace house, with its combination of comfort, style, convenience, and location, offers an excellent opportunity for those seeking a starter or family home. The property is in good decorative order and is neutrally decorated throughout, allowing the new owners to move in with minimal fuss, making it an ideal choice for those keen to settle quickly into their new home.

Briefly, the ground floor accommodation comprises of a living room, kitchen and a family room. There are three bedrooms and a bathroom on the first floor. Externally, there are gardens to the front and rear of the property and two allocated parking spaces.

Lionheart Way is situated 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. Schooling in the area is particularly attractive, with Bursledon Infant and Junior Schools nearby. The Hamble School is the catchment school for 11–16-year-olds. Bursledon is also well catered for by pre-schools and nurseries.

Contact us today to arrange a viewing and avoid disappointment.



Approximate total area<sup>(1)</sup>  
 719.38 ft<sup>2</sup>  
 66.83 m<sup>2</sup>



(1) Excluding balconies and terraces

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





## **Bursledon**

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.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*.

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 wind-shaft, 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

Upon entering the property, you are greeted by a lovely, light and airy living room with a double glazed UPVC window to the front elevation and stairs rising to the first floor. The focal point of this room is the faux chimney breast with an electric fire which enhances the cosy atmosphere, making this the ideal space to relax at the end of a busy day.

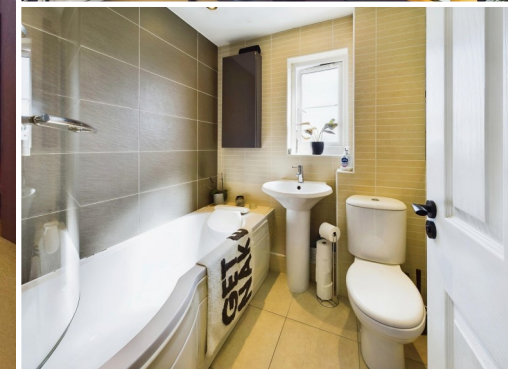
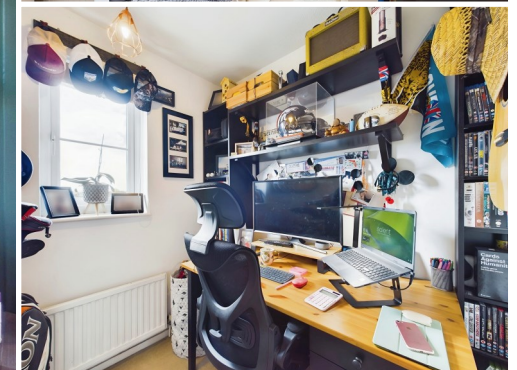




A door leads into the stylish kitchen which comprises of a range of matching wall and floor mounted units with a wooden effect roll top worksurface over. A 1½ bowl stainless steel sink drainer sits below a side aspect double glazed UPVC window. Offering a built-in electric oven, a four-ring gas hob with an extractor hood over, an integrated fridge/freezer and space and plumbing for a washing machine, this well equipped kitchen will prove popular with culinary enthusiasts. An archway leads into a light hallway with a double glazed UPVC door opening into the rear garden. A door opens into the family room, an addition to the original property footprint. Here, French doors, which open onto a wooden decked terrace, allow an abundance of natural light to flood into the room.







### First Floor Accommodation

Ascending to the first floor, the landing has doors to all rooms and a loft access point. Bedroom one, presents a front aspect double glazed UPVC window and a fitted wardrobe with mirror fronted sliding doors. Bedrooms two and three offer double glazed UPVC windows overlooking the rear garden. The contemporary bathroom is finished with tiled walls and comprises of a p-shaped panel enclosed bath with a shower over, pedestal wash hand basin and a low-level WC. A heated towel radiator and large insert mirror complete the stylish look.






## Outside

The front garden is largely laid to lawn with a small, planted border. A pathway and steps lead to the front door under a canopied porch. The pathway continues along the front of the property to a wooden pedestrian gate, allowing access into a bin storage area.

The rear garden is enclosed by timber fencing to the left and rear and by a brick wall to the right side. Here you will find a pedestrian gate through which you are able to access the two allocated parking spaces. The garden is mainly laid to artificial lawn and edged with decorative planted borders. The foot of the garden houses a timber workshop with power, lighting and ventilation, this sits alongside an area of decorative loose stones. A wooden decked terrace, adjacent to the property, offers an ideal spot for outdoor entertaining and al fresco dining.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

**COUNCIL TAX BAND: B - 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](http://www.mannsandmanns.co.uk)

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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

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