



# 2 Lewes Close, Eastleigh, SO50 4QJ

£325,000

Stanford Estate Agents are proud to offer to the market with no forward chain this immaculately presented and conveniently located, semi detached bungalow. Having undergone a recent renovation, this two bedroom bungalow offers a ready to move in finish throughout.

Accommodation begins with a welcoming entrance hall housing an integrated washing machine and leads to a stylish fitted Wren kitchen with a range of wall and base units. Built in appliances comprise dishwasher, fridge/freezer, eye level double oven and separate induction hob. The second double bedroom is also accessed off the hallway. The living accommodation really is the heart of the home with its vaulted beamed ceiling. The living space has a separate dining area, living flame gas fire and stairs leading to a mezzanine, which offers great space for a hobby room, reading room or home office and gives access to ample storage in the eaves of the roof. To the rear is an orangery with full corner bi-fold doors leading to the rear garden. A great addition that lets in natural light to the property. An inner hall housing a useful storage cupboard leads to the main double bedroom which has fitted wardrobes and the family bathroom comprising panel enclosed bath with shower over, wash hand basin and WC. The property benefits from gas-powered underfloor heating throughout.

Externally the property is located in a small cul-de-sac in Boyatt Wood and offers off road parking to the front via a driveway with a walled, raised flower bed to one side. Pedestrian access to the rear garden is via a secure gate to the side of the property. The south-facing rear garden has been landscaped to be low maintenance with artificial grass, raised flower beds and wood effect metal shed. There is a raised patio area for enjoying a well earned break in the garden secured via a stylish glass barrier. The garden is private and secured with panel enclosed fencing.

The work done has totally transformed this bungalow to a modern, ready to move into property of which only an internal viewing can do justice.

### Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: B

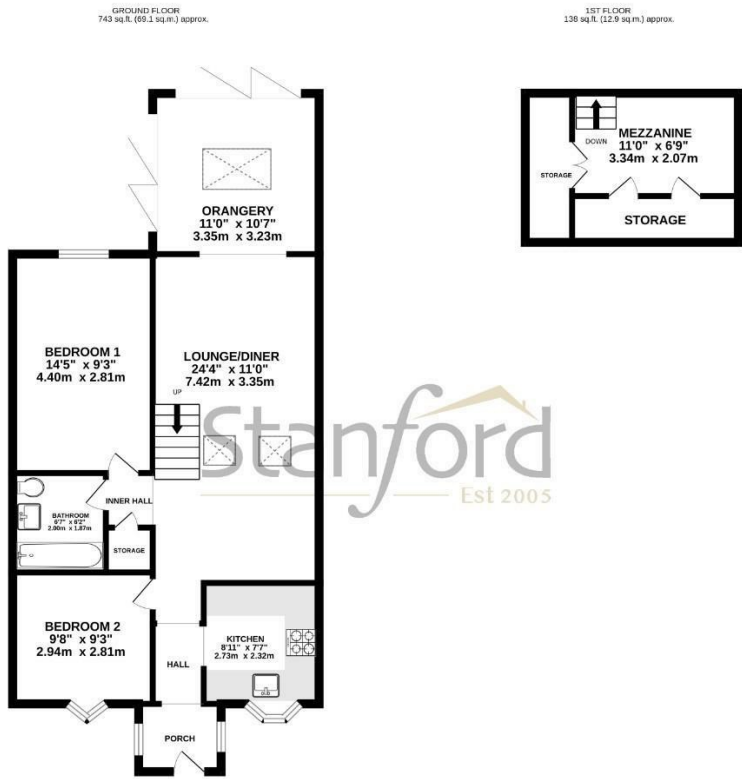
Local Primary Schools: Shakespeare Infant & Junior School

Local Secondary School: Crestwood college

Sellers Position: No Forward Chain

### Local Information:

Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. It's located a short walk from the town centre of Eastleigh, however has its own array of amenities such as post office, shops, dentists and doctors. Local schools come highly regarded and are well sought out by residents. Large playing fields and local woodlands are all moments away offering semi rural walks to as far as Winchester.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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