



Lytton Raod Basingstoke RG21 4BN

Winkworth



Lytton Road

Basingstoke RG21 4BN

Accommodation

Hallway
Living room
Dining room
Kitchen/breakfast room
Downstairs toilet
Four bedrooms
Family bathroom
Garage
Large gardens

Description

This substantial detached house sits in a plot of about 1/6th acre and is located just a short stroll from Basingstoke's Town Centre, the Festival Place shopping centre and the mainline railway station, which has an excellent fast service into London Waterloo.

The property offers enormous potential for extension and improvement (subject to consents) and would make a fine long term family home.

It is also offered for sale with no onward chain!



The house has a large central hallway with parquet flooring. Off to the right is the twin aspect living room which has an open fireplace. A door leads through into the spacious dining room, with both rooms having doors out to the rear garden.

The kitchen/breakfast room has a decent amount of space and has a handy utility recess.

A side lobby gives access to the downstairs toilet and has a door to the outside.

Heading upstairs, there is a wide landing giving access to four bedrooms (all doubles) with bedrooms one and two having fitted wardrobes (not shown on the floor plan) and bedrooms three and four having built-in cupboards.

The family bathroom is big and has a corner bath, hand wash basin and a low level wc.

Externally there is an attached single garage and this houses the gas fired condensing boiler. The driveway provides parking for three cars.

The front garden has a large lawn with flower and shrub beds.

The rear garden is south facing and has plenty of interest. A paved terrace and pathway lead onto a large lawn, which has mature well stocked shrub beds and an established natural garden pond.

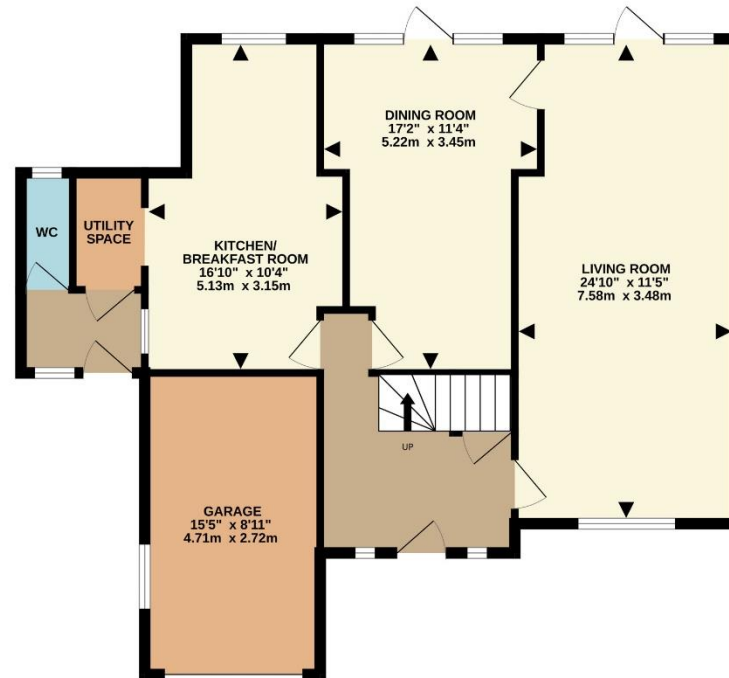
For avid gardeners, there is a greenhouse and a substantial brick built outhouse.



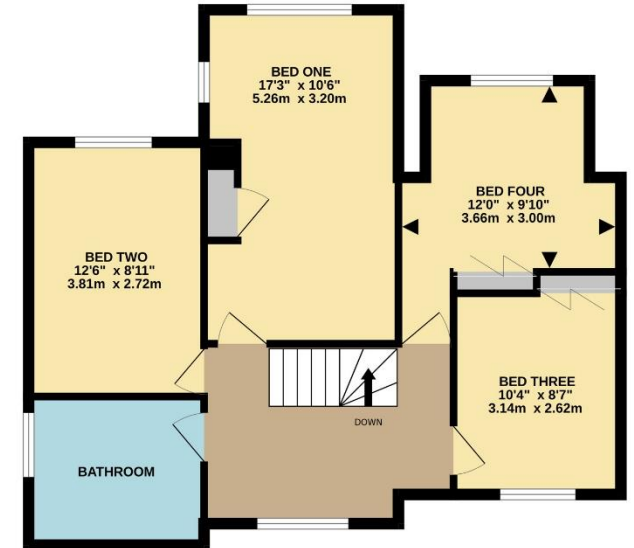
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GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(56-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



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