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LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8HF



BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE HIGHLY POPULAR RESIDENTIAL LOCATION OF BURSLEDON GREEN. BENEFITTING FROM OFF ROAD PARKING AND A GARAGE, THIS DWELLING IS IN CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES AND OFFERS GREAT TRANSPORT LINKS. EARLY VIEWING HIGHLY RECOMMENDED.

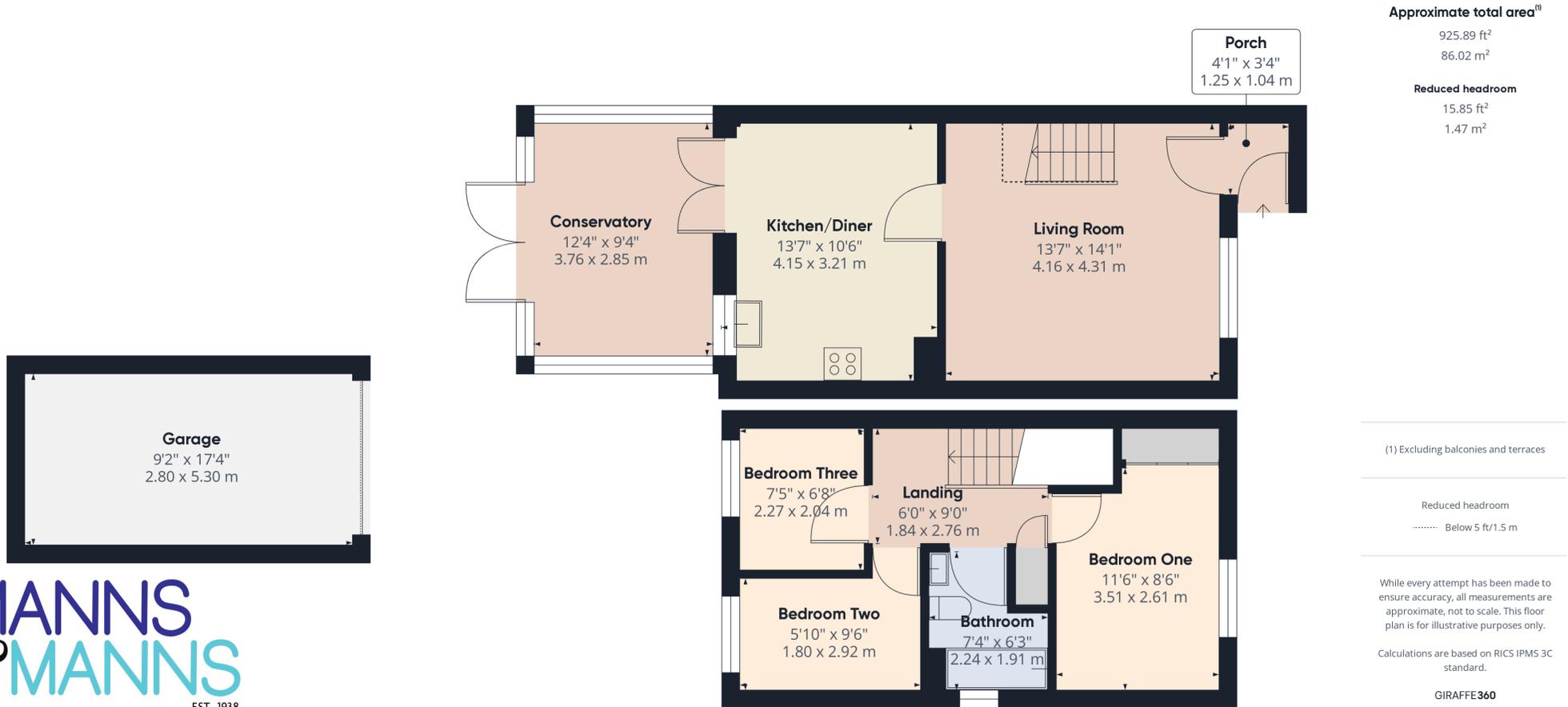
Offers Over £319,000 Freehold

This beautifully presented three bedroom semi detached property is situated in the ever popular residential location of Bursledon Green. Built of brick elevations to the exterior, under a pitched tiled roof, the dwelling benefits from double glazing and gas fired heating.

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.

The accommodation is neutrally decorated throughout and benefits from a living room, modern fitted kitchen with dining area and a conservatory to the ground floor. On the first floor are three bedrooms and a contemporary bathroom. Externally, there is a driveway providing off road parking and a garage. The property offers gardens to the front and rear. With its combination of comfort, style, convenience, and location, this dwelling offers an excellent opportunity for those seeking a well appointed starter or family home.

Call us today to arrange a viewing.



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.

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 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

Upon entering the property, you are greeted by an enclosed porch offering space to de boot and hang your coats. A door opens into the living room which is a lovely space for gathering or simply relaxing at the end of a busy day. There is a front elevation window and stairs rising to the first floor.





The modern fitted kitchen will prove popular with culinary enthusiasts and comprises of a range of matching wall and floor mounted units with a worksurface over. Integrated appliances include an electric double oven, electric hob with extractor hood over and a wine cooler. There is appliance space for an American style fridge freezer. A window and French doors open into the conservatory, offering a versatile extension of the living space. The conservatory is of UPVC construction with floor to ceiling windows to two sides and a glazed roof. French doors open onto the rear garden.



First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms and a loft access point. Bedroom one offers a window with views over the property frontage. Bedrooms two and three both present rear aspect windows providing views of the rear garden. The modern bathroom offers a side elevation obscured window and comprises of a p-shaped panel enclosed bath with a rainfall effect shower over, a concealed cistern WC and a wash hand basin with storage beneath.



Outside

The property is approached via a tarmacadam driveway providing off road parking. The front garden is largely laid to lawn. A timber gate allows pedestrian access into the rear garden.

The rear garden is enclosed by timber fencing and mainly laid to lawn. A paved patio area provides a lovely spot for outdoor entertaining and al fresco dining. There is a garage with an up and over door, power and lighting, behind which is a wooden storage shed.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (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: B - Eastleigh Borough Council
UTILITIES: Mains gas, electricity, 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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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).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.