

**£280,000**  
**4 Linkenholt Way**  
Leigh Park, PO9 4AR



## PROPERTY SUMMARY

**EXTENDED ACCOMMODATION + LOFT CONVERSION!** This beautifully presented property is well located close to local shops, schools and offers easy access to commuter road links. The accommodation is deceptively spacious and comprises a lovely lounge, fitted kitchen with dining room extension, three first floor bedrooms with modern bathroom, cloakroom and stairs leading to the loft conversion with ample eaves storage space. Outside there is off road parking to the front and a neat, well-tended, enclosed rear garden with decking and store shed. Other noteworthy features include a new boiler, which we believe was a year or so ago, individual thermostats on the radiators and a lovely feature real flame gas fire and surround. An internal viewing is essential to appreciate the quality and size offered of this wonderful home.





**PORCH**

**HALL**

**LOUNGE** 12' 10" x 12' 2" (3.91m x 3.71m)

**KITCHEN** 18' 1" x 7' (5.51m x 2.13m)

**DINING ROOM** 10' 11" x 8' 5" (3.33m x 2.57m)

**FIRST FLOOR LANDING**

**WC**

**BATHROOM**

**BEDROOM TWO** 10' 3" x 8' 8" (3.12m x 2.64m)

**BEDROOM THREE** 11' 7" x 7' (3.53m x 2.13m)

**BEDROOM FOUR** 9' 10" x 7' 5" (3m x 2.26m)

**SECOND FLOOR**

**BEDROOM ONE** 18' 1" x 11' 10" (5.51m x 3.61m)







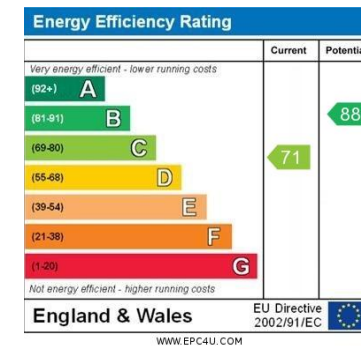
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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