



£ 410000

3 Bed House - Link Detached, Lansley Road, Basingstoke

Barons Estate Agents are proud to offer this, in our opinion, well presented link detached family home. The accommodation comprises to the first floor a master bedroom with ensuite shower, 2 further bedrooms and a family bathroom. The ground floor enjoys a spacious entrance hall with access to the garage, lounge, kitchen breakfast room, conservatory/dining room and a cloakroom. To the front of the property there is an enclosed garden laid to lawn with a footpath to the front door. To the rear garden there are double gates to a hard standing for parking, car port and garage with path leading to a side garden, patio seating area, lawn and raised flower beds.

## Location

Lansley Road is situated in an ideal location for the growing family. With Oakridge Infant and Junior Schools within walking distance , local Tesco store and Festival Place shopping centre, Basingstoke railway and bus station also within half a mile. Other benefits include local playing fields and access to all major road links, A30, A33 and M3.

## Tenure

Freehold

## Council Tax

Band C

## Extra Services

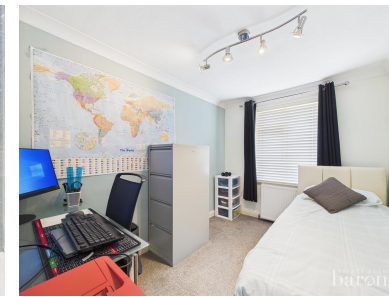
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏡 KEY POINTS & FEATURES

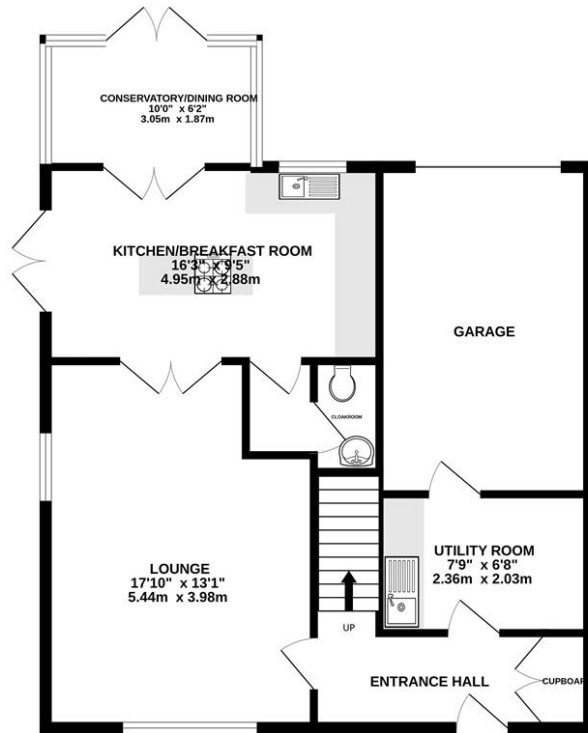
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- |                       |                            |                      |
|-----------------------|----------------------------|----------------------|
| 🏡 Master Bedroom      | 🏡 En Suite Shower          | 🏡 2 further Bedrooms |
| 🏡 Family Bathroom     | 🏡 Entrance Hall            | 🏡 Lounge/Dining Room |
| 🏡 Kitchen/Dining Room | 🏡 Cloakroom - Utility Room | 🏡 Garage and Carport |

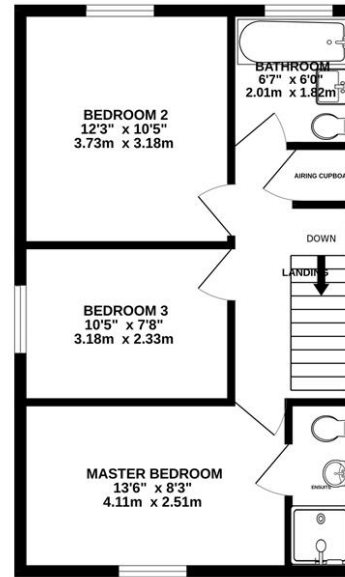




GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	