



Pack Lane Basingstoke RG22 5HH

Winkworth



## Pack Lane

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## Accommodation

Entrance hall  
Cloakroom  
Living room  
Study  
Open plan kitchen/dining and family area  
Games room  
Utility  
Five bedrooms  
Two ensembles  
Family bathroom

## Description

This attractive detached home was originally a bungalow which the current owner renovated and extended. It has five bedrooms, four of which are doubles bedrooms with two of them having ensembles and a delightful open plan kitchen/diner and living area with bifold doors and a set of French doors - perfect for a modern lifestyle as it offers plenty of room for family and friends, as well as a bright and airy living space that is ideal for entertaining.

There is a high level of specification and luxury running throughout this home and it is well worth a look.



The focal point of this home is the stunning kitchen/diner that flows into the living room creating a light, open plan space that has plenty of natural light from a set of bi-folding doors plus French doors.

The country styled kitchen is fitted with some floor to ceiling storage cupboards plus integrated appliances and a centre hob island. The adjoining utility room has been fitted out to the same standard.

Upon entering the property, you are welcomed into a large hallway with tiled flooring which leads off to the living room, additional reception and there is a study plus cloakroom finishing off the accommodation on the ground floor.

Heading upstairs, there is a spacious galleried landing giving access to all rooms.

The main bedroom is situated at the rear of the property with a modern ensuite and shutters on the windows.

Bedrooms two, three and four are all doubles plus bedroom two has a second ensuite.

The en-suites and the family bathroom have sleek modern designs, and all have walk-in showers. The bathroom also features a double ended bathtub.

Externally, the enclosed garden has a paved patio stretching out from the house creating a sociable area for entertaining and outside dining. Beyond this lies a good size lawn mature tree borders and timber fencing.

To the front there is a gravel driveway with parking for four/five cars.



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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 71                         | 77        |
| (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, Scotland & Wales                   | EU Directive<br>2002/91/EC |           |

## Basingstoke Office

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See things differently.