



53 CORBIN ROAD • PENNINGTON • LYMINGTON • SO41 8BP

£395,000

Offered for sale with no forward chain, this beautifully presented three bedroom semi-detached house benefits from driveway parking and a landscaped private rear garden, and is conveniently located just a stone's throw from Pennington Common and a short level walk to the village shops.

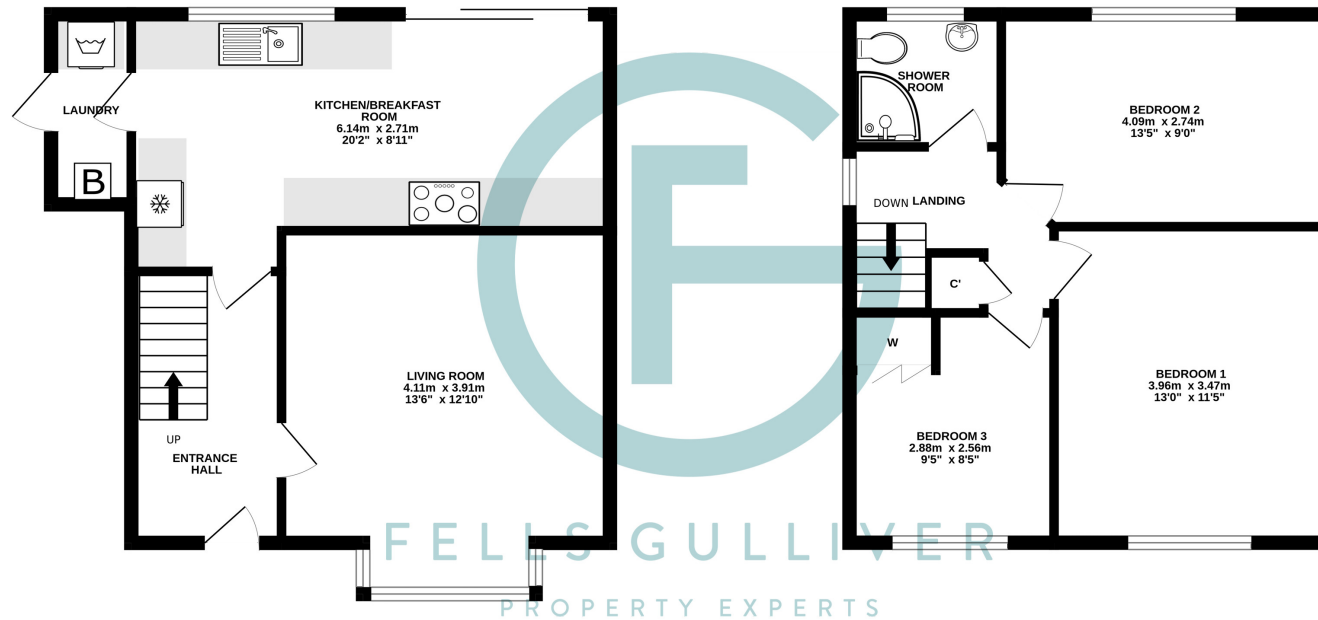


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.

1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (892 sq.ft.) approx.
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Property Specification



- Kitchen/breakfast room
- Utility room
- Sitting room
- No forward chain
- Three first floor bedrooms
- First floor shower room
- Driveway parking for multiple vehicles
- Low maintenance landscaped rear garden
- Located with a short level walk of local shops and schools
- Chain free

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

This beautifully presented three bedroom semi detached house benefits from a modern kitchen/dining room, off-road parking for several vehicles, a lovely landscaped garden and is offered for sale with no forward chain.

Front door leading into the entrance hall with stairs rising to the first floor. Door into the cosy living room with box bay window to the front aspect.

Kitchen/dining room with comprehensive range of floor and wall mounted cupboards and drawer units with worktop over and stainless steel inset one and a half bowl single drainer sink unit with mixer tap. Range style cooker with five ring gas hob and extractor hood over, integrated dishwasher, space for tall fridge freezer, window to the rear aspect, space for dining table and chairs, sliding patio doors opening out onto the patio. Utility room with space and plumbing for washing machine and tumble dryer, wall mounted gas fired central heating boiler. Pedestrian door leading out to the side of the property.

First floor landing with airing cupboard and hatch giving access to the loft void. Master bedroom with window to the front aspect.

Bedroom two with window to the rear aspect. Bedroom three with window to the front aspect. Shower room with fully tiled shower cubicle with mixer shower, low level WC, wash hand basin with mixer tap, heated towel rail, obscure window to the rear aspect.

To the front of the property there is driveway parking for multiple vehicles, the boundaries are fenced and there is a pedestrian wooden gate leading through to the rear garden. The low maintenance rear garden is mainly laid to lawn with various borders and shrubs, a large paved patio area adjacent to the house and a further area to the rear of the garden laid to bark.

The property is within just a short level walk to Pennington Common and of the centre of Pennington village, local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.





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