



10 Clinton Road

Lymington, SO41 9EA



SPENCERS





A spacious four-bedroom link-detached home situated in a quiet cul-de-sac, just a short walk from the centre of Lymington. Offering over 1,200 sq ft of accommodation, the property has already been extended on the ground floor to provide generous and versatile living space. The house now requires modernisation throughout, presenting an excellent opportunity for buyers to update and personalise to their own taste.

The Property

The front door opens into a welcoming entrance hall, with access to the cloakroom and the main living space. The generously proportioned living/dining room enjoys a large picture window to the front aspect, flooding the room with natural light, while a feature fireplace provides an attractive focal point and a cosy atmosphere. A door leads through to the kitchen, which is fitted with a range of wall and base units and offers space for a cooker with gas hob, dishwasher, and additional appliances. From here, access is provided to both the family room and the rear garden.

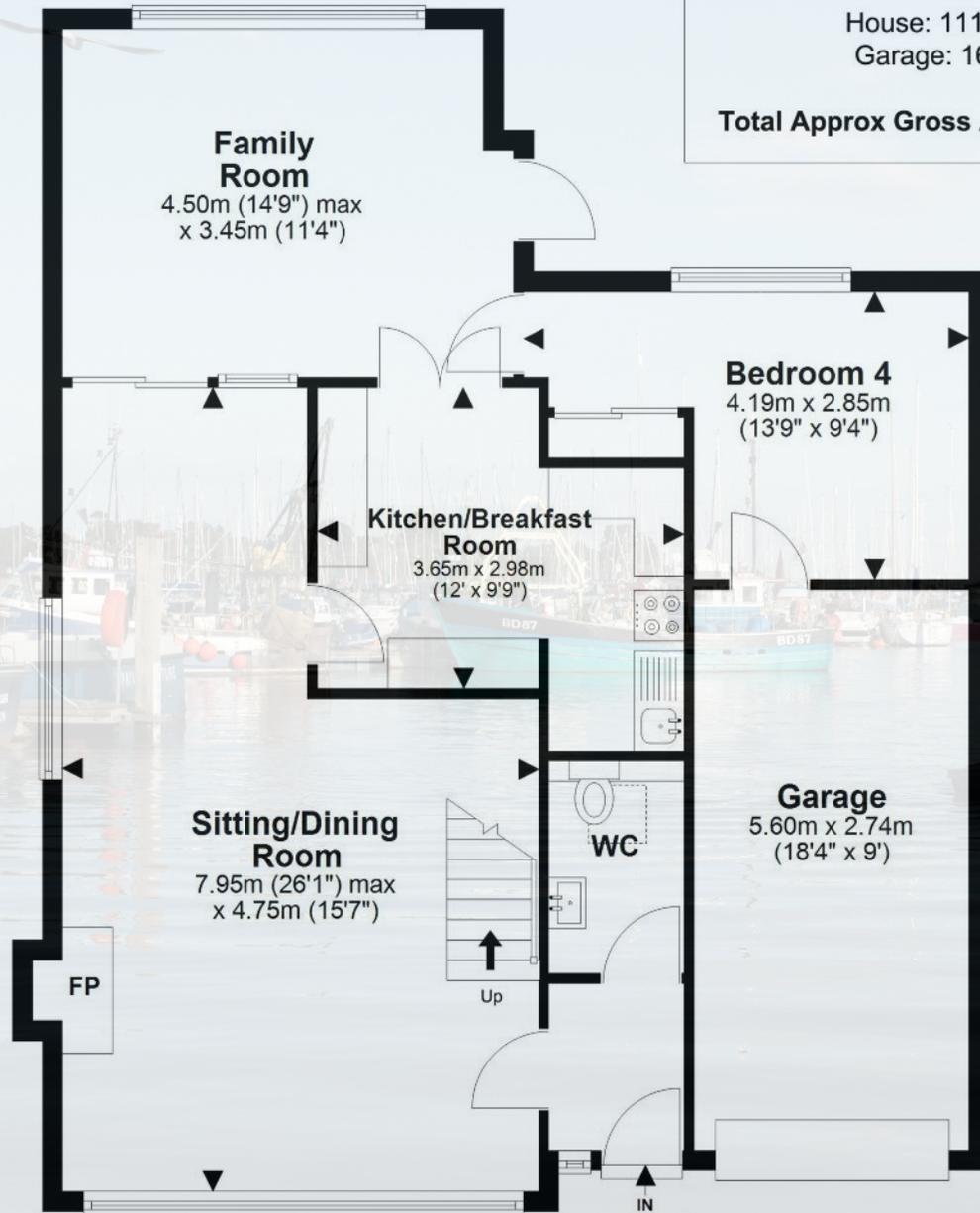
The spacious family room overlooks the garden and benefits from direct access outside, creating an ideal space for everyday living and entertaining. It also provides access to bedroom four—perfect for use as a home office or study—as well as the integral garage.

£425,000



FLOOR PLAN

Ground Floor



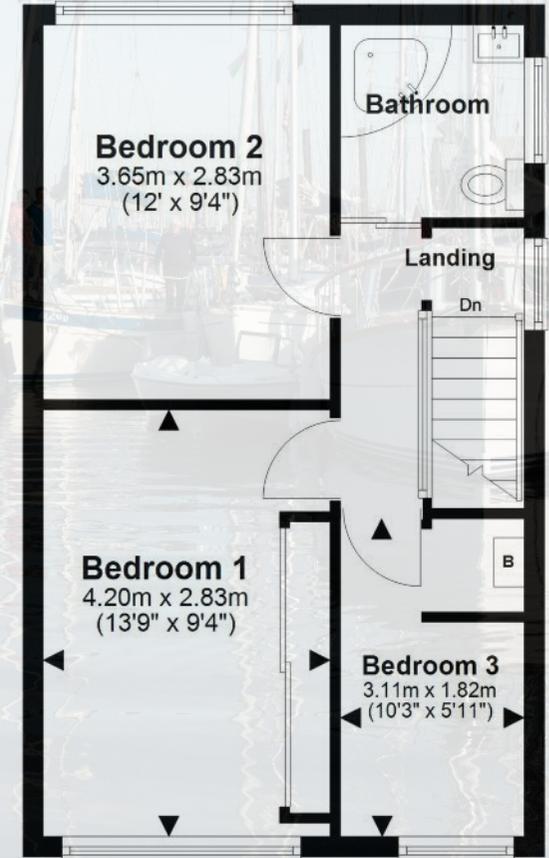
Approx Gross Internal Areas

House: 111.7 sqm / 1202.2 sqft
Garage: 16.2 sqm / 174.6 sqft

Total Approx Gross Area: 127.9 sqm / 1376.8 sqft



First Floor





The Property Continued...

Stairs rise from the living room to the first floor, where there are two well-proportioned double bedrooms, with the principal bedroom featuring fitted wardrobes. A further single bedroom includes an airing cupboard.

The family bathroom serves all bedrooms and is fitted with a bath with shower over, wash hand basin, and WC. The property now requires comprehensive refurbishment, offering an excellent opportunity to modernise and enhance throughout.





There is further scope for extension, subject to the necessary planning consents. Additional benefits include an integral garage, off-street parking, and a private south-facing garden, ideal for enjoying all-day sunshine.

Additional Information

Tenure: Freehold

Council Tax: E

Energy Performance Rating: E Current: 51 Potential: 68

Property Construction: Standard construction

Services: All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: The property does not currently have a broadband connection.

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Agents Note: The title is currently unregistered.

Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Grounds & Gardens

At the front of the property, there is an attractive lawned garden with a driveway providing access to the single garage.

The south-facing rear garden enjoys plenty of sunshine and offers a private, sheltered setting. It also benefits from side access and a storage shed for added convenience. While already a pleasant outdoor space, the garden would benefit from some landscaping to realise its full potential.

Situation

Clinton Road is an increasingly popular location which enjoys an extremely sheltered and peaceful atmosphere which remains within walking distance of the High Street. The house is extremely well situated for ease of access to the centre of Lymington as well as both The Monkey Brewhouse pub and Buckland Rings, an ideal spot for dog walking.



Lymington is well known for its excellent sailing clubs, marinas and access to The Solent. The historic High Street is home to numerous boutiques, cafes and restaurants and there is a railway station offering links to Brockenhurst and on to London Waterloo. The open spaces of the New Forest National Park lie just to the north of town with excellent bathing beaches approximately four miles away at Milford on Sea.

Directions

From our office in the High Street, turn left and take the first left turning into New Street (between Boots and Costa) at the end of this road turn left and immediately right into Lower Buckland Road. Take the second turning on the right where a sign indicates it leads to Clinton Road and then the first turning on your left. Clinton Road is the next turning on the right hand side and the property can be found a short distance along on the right hand side.



For more information or to arrange a viewing please contact us:
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