



8 Leelands

*Pennington, Lymington, SO41 8EY*



SPENCERS





*A charming semi detached house in a highly convenient position close to the sea wall and nature reserve and less than a mile from Lymington High Street. This charming home boasts a picturesque front lawn and a private courtyard-style rear garden. Inside, the well-proportioned rooms are beautifully presented, offering a comfortable living space.*

## The Property

This spacious semi-detached home offers a delightful front aspect overlooking beautifully maintained gardens, while the rear features a charming walled courtyard. The property boasts an impressive sense of space throughout, enhanced by large windows and high ceilings. The generous living room includes a separate dining area and double doors leading to the garden. The fitted kitchen, also with garden access, features ample cupboard storage, worktops, and space for a washing machine, fridge, freezer, and gas cooker. A particularly spacious entrance hall welcomes you, complete with a downstairs cloakroom and staircase to the first floor.

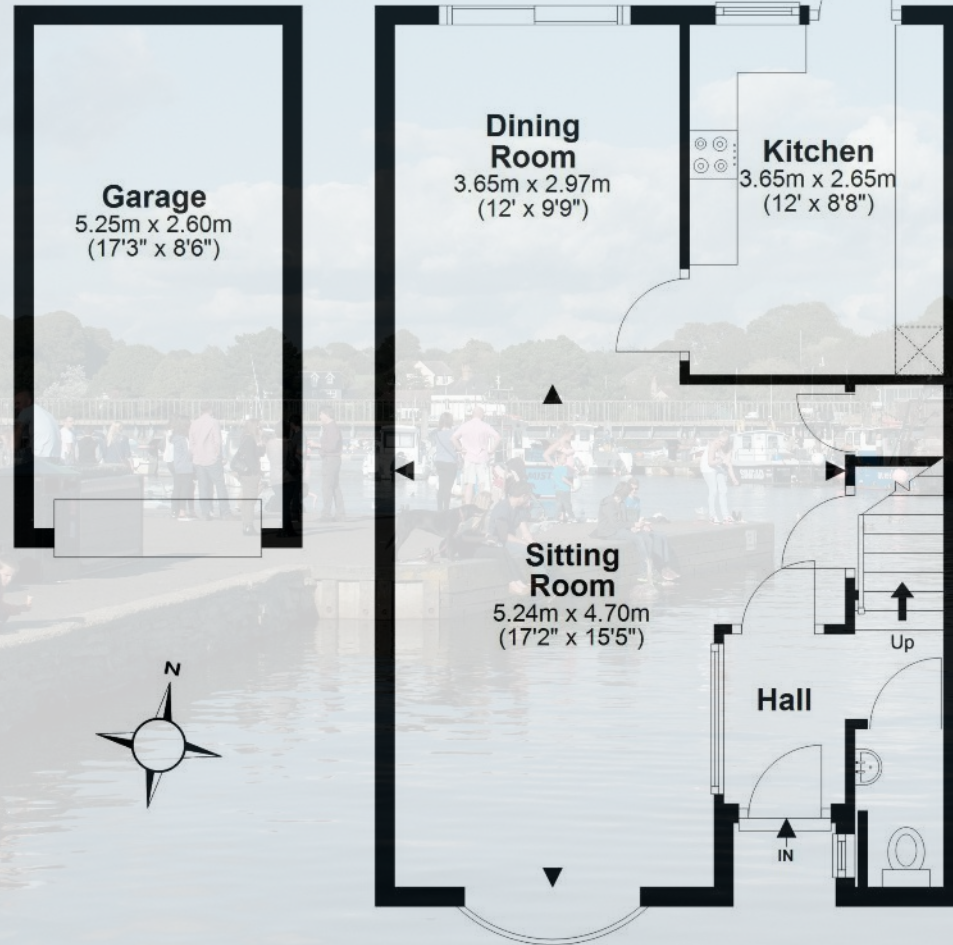
Upstairs, the principle bedroom enjoys fitted wardrobes, a front-facing view, and an en-suite shower room. Two further double bedrooms, all with fitted wardrobes, provide ample space, while the family bathroom with a shower completes the accommodation.

**£499,950**



## FLOOR PLAN

### Ground Floor



### Approx Gross Internal Areas

House: 101.9 sqm / 1096.7 sqft

Garage: 13.7 sqm / 147.1 sqft

**Total Approx Gross Area: 115.6 sqm / 1243.8 sqft**

### First Floor

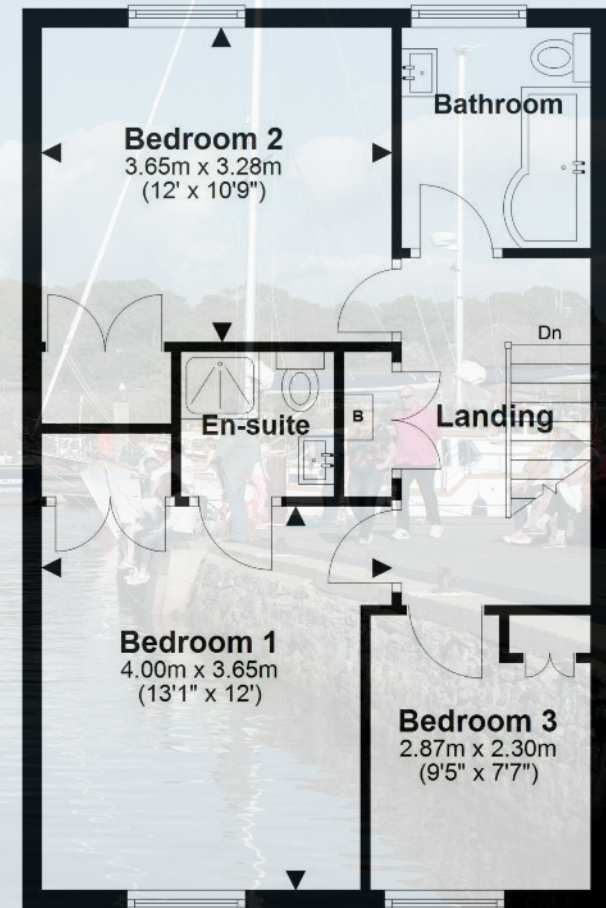


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



*The upper floor features three spacious bedrooms and two bathrooms, including an en-suite to the principal bedroom. Additionally, the property includes two adjoining separate garages for added convenience.*

## Grounds & Gardens

The front garden features a well-maintained lawn complemented by mature plantings, with side access leading to the rear. The walled rear courtyard is designed for low maintenance, offering exceptional privacy and serving as a delightful sun trap. Additionally, there is a convenient outdoor shed for storage and garden furniture. A gated pathway behind the houses provides access to the parking area, which includes two adjoining single garages.

## The Situation

Leelands is a secluded enclave of just 20 substantial and well maintained houses ideally located across from Fox Pond Parade and a short walk to Lymington high street. Woodside Park can be found to the East, Priestlands Secondary School, Ofsted rated good, is to the North and adjacent to the Leisure Centre. A little further to the north is Pennington village with a pharmacy, Tesco Extra supermarket and Post office. There is a range of excellent pubs and restaurants within easy reach. To the south the coastal path to Keyhaven leading through protected salt marshes offers year round bird watching. Lymington is renowned as a sailing destination with marinas, sailing and rowing clubs. The New Forest National Park is on its doorstep with unspoilt heath and woodland walks. Trains run frequently from Lymington to London Waterloo via Brockenhurst in under two hours.





## Services

Tenure: Freehold

Council Tax Band: E

Energy Performance Rating: C      Current: 74      Potential: 87

Estate Management Charges: Yes, Leelands Management Company deal with the common area of gardens and the estate generally. There is a service charge for maintenance of communal areas and administration of LMC (Lymington) Ltd of approximately £486 per annum.

Property Construction: Brick elevations with tiled roof

Utilities: All mains services connected

Heating: Gas central heating

Broadband: It is unknown if there is currently a connection but once connected superfast broadband speeds of up to 80 mpbs are available at this property.

Parking: Garages plus communal parking (no allocated space) & street parking

Agents Note: The property has been subject to subsidence due to proximity of an oak tree. This has been rectified and the property now complies with building regulations signed off by the insurance provider.

## Directions

From our office in Lymington, travel up the High Street towards Waitrose and at the one way system, continue straight and bear left on to the Milford Road. Carry on until you reach the next roundabout and turn left here, then immediately right into Lower Pennington Lane. Take the third turning on the right into Fox Pond Lane and continue for approximately 50 yards. The entrance drive to 8 Leelands is on the right.

## 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.



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