



60 Lower Buckland Road

*Lymington, SO41 9DL*

SPENCERS  
COASTAL





*A three bedroom semi detached family home located a short walk from Lymington high street which has been extended to provide spacious open plan living accommodation with a modern kitchen, lounge/dining room, utility/boot room and attractive bathroom on the ground floor with an en-suite off the principal bedroom.*

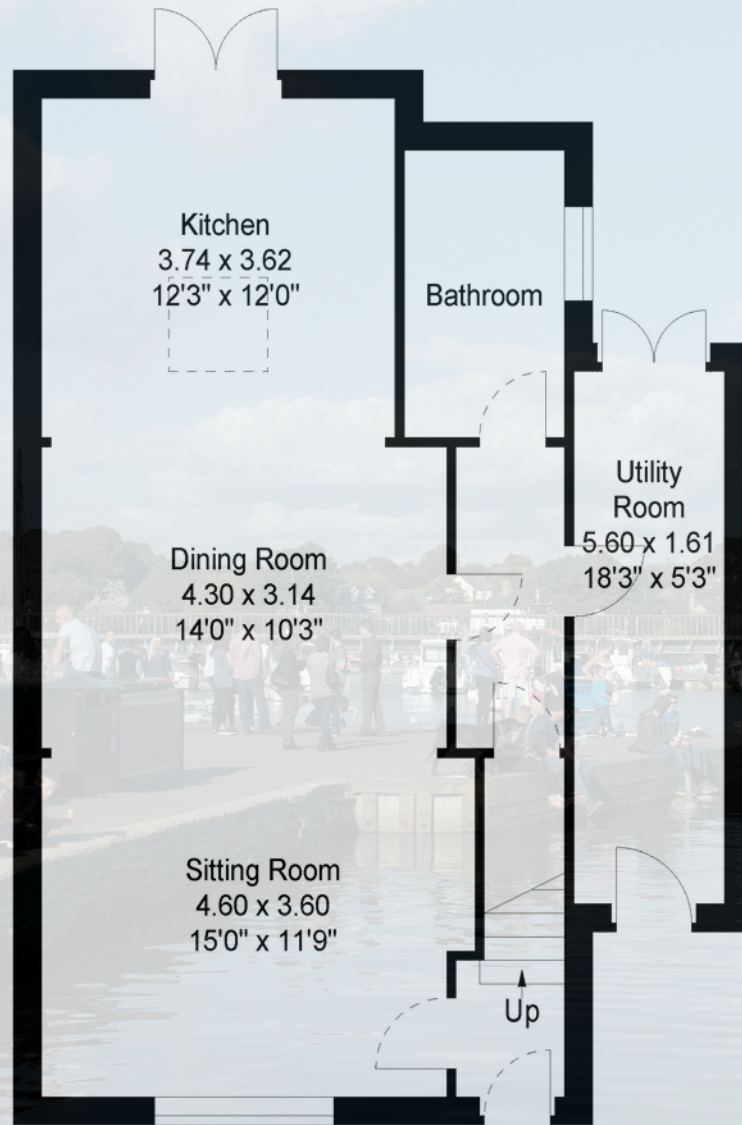
## The Property

The entrance hallway opens in to the impressive open plan living/family room with a wood burning stove with oak mantle providing the focal point of the room. The spacious dining area is adjacent to the kitchen which features an excellent range of contemporary grey units, quartz worktops, Quooker tap, touch control NEFF induction hob, contemporary extractor over, Bosch electric oven and combination microwave, fridge freezer, under cupboard lighting, NEFF dishwasher, roof light, wall mounted Worcester gas fired boiler and double doors through to the garden. From the dining area a door leads through to the inner hallway with under stairs storage cupboard. There is a fully tiled ground floor bathroom with modern white suite and separate walk in shower.

**£490,000**

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## FLOOR PLAN

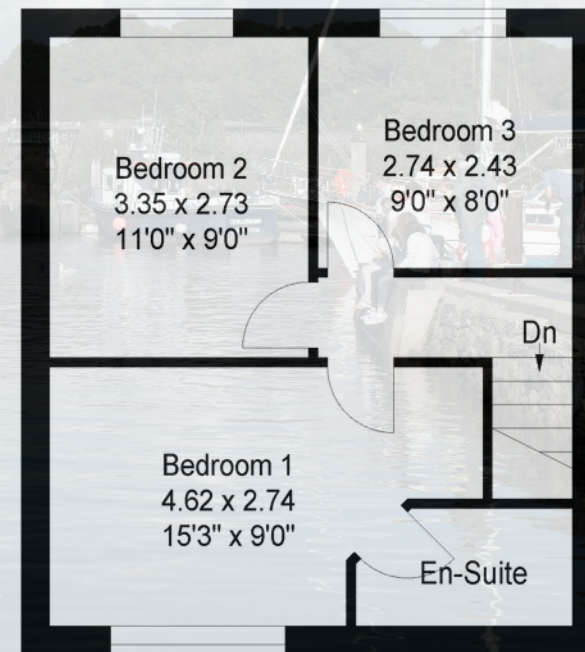


Ground Floor

Approximate  
Gross Internal Floor Area  
Total: 102sq.m. or 1097sq.ft.

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NOT TO SCALE



First Floor



## The Property continued . . .

Side extension provides a useful boot room and utility area with space and plumbing for a washing machine and tumble dryer and upright fridge/freezer. Doors to the front and rear enable easy access to the rear garden.

There are three bedrooms on the first floor, the principal bedroom with fitted wardrobes and an ensuite shower room. Bedroom two is also a double and bedroom three is currently used as an office, both benefitting from built in storage. The house is well decorated throughout and offers spacious family living in a popular location for local schools and the nearby high street.



## Directions

From our offices turn left down the High Street turning left into New Street next to Costa Coffee. Continue to the end of the road and at the T-junction turn left and then almost immediately right into Lower Buckland Road. The house can be found on the right hand side after approximately 150 yards and just before the turning on the right into Tithe Barn.



*The property has a lovely landscaped garden and off road parking for 2 cars.*

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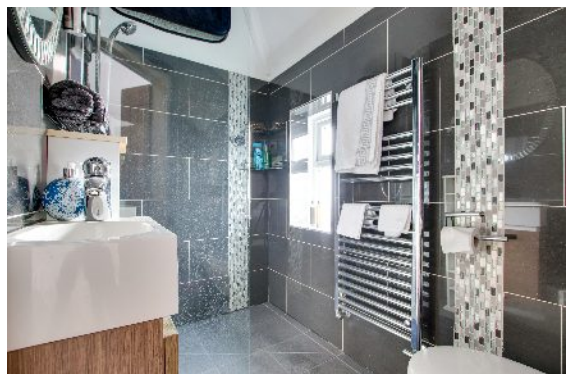
## Grounds & Gardens

The front garden has an attractive slate drive, providing off road parking for two vehicles. The rear garden has been landscaped with a large sandstone patio and artificial grass to create a low maintenance space for entertaining. The garden has fence borders, a summer house for storage and a variety of flower pots to add a splash of colour.



## Situation

Ideally positioned a short walk from Lymington's historic Georgian High Street this location offers exceptional convenience with a wide range of shops, restaurants, bars and cafes only half a mile away. Lymington is also renowned for its excellent sailing facilities and also offers direct ferry services to the Isle of Wight as well as a rail connection to London via Brockenhurst in approximately 2 hours. There are beaches nearby at Milford on Sea and Barton on Sea with the expanse of the New Forest, with its unrivalled walks and rides, beginning just to the north at Buckland Rings, a superb Iron Age hill fort.



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*Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.*

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## Services

Tenure: Freehold

Council Tax Band: C

Energy Performance Rating: C

Current: 71 Potential: 84

Property Construction: TBC

Heating: Gas central heating

Utility Supplies: Mains gas, electricity, water and drainage

Broadband: Superfast broadband with speeds of up to 80mbps is available at this property

Conservation Area: No

Parking: Driveway

## Important Information

Spencers of Lymington 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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