



8 North Greenlands *Pennington, Lymington, SO41 8BB*



SPENCERS





A beautiful two bedroom end of terrace property constructed by Colten Developments in 2014. Located in an extremely convenient location within walking distance of Lymington High Street and the marinas.

The Property

The front door opens in to the wide entrance hallway with coats cupboard for boot and umbrellas. Stairs at the end of the hall rise to the first floor and there is an extremely useful utility room with plumbing for washer and dryer plus a contemporary shower room servicing the double ground floor bedroom with a sunny front aspect. Doors open from the hallway in to both the lounge and kitchen. The open plan lounge/dining room has double doors opening on to the front garden and offers spacious and well maintained sunny accommodation. The fitted kitchen looks out to both the front and side and is fitted with integral appliances including built-in oven and hob, dishwasher and fridge freezer. The quality of the finish is very evident here with stylish units and modern finishings.

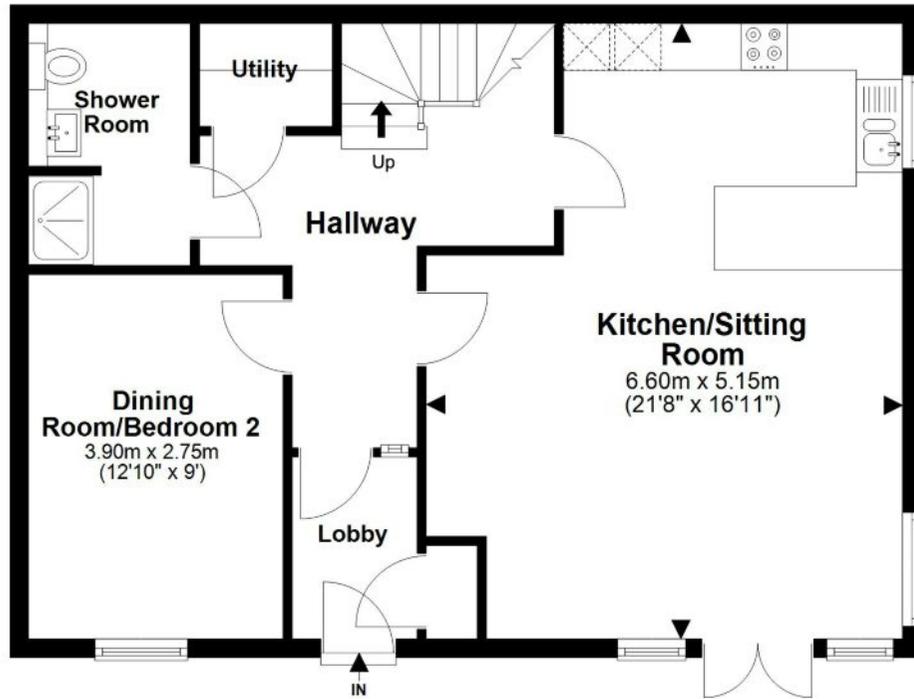
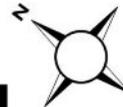
OIEO £475,000



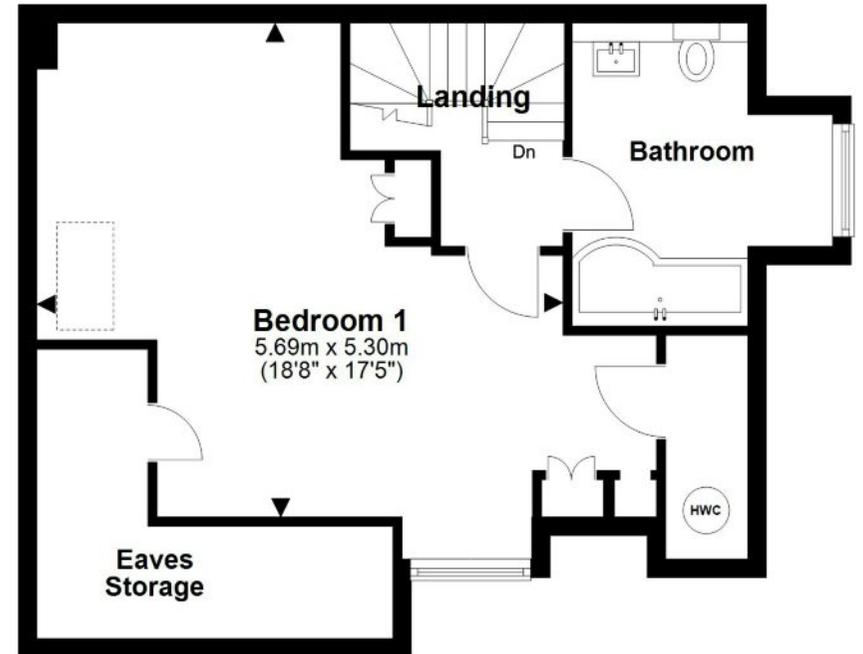
FLOOR PLAN

Approx Gross Internal Area
110.5 sqm / 1189.8 sqft

Ground Floor



First Floor





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The village of Pennington has a general store with Post Office, Tesco metro and a busy shopping parade.

The Property continued . . .

Stairs rise to the first floor with a spacious family bathroom suite and an impressive large double bedroom with fitted wardrobes, airing cupboard, eaves storage and offers a delightful room full of light. Overall this a very well presented family home with easy access to shops and local facilities.



Directions

From the Lymington office proceed along the High Street to the one way system. Turn left heading to Milford on Sea, at the first round about go straight over continuing on the A337. After two hundred yards turn right in to North Greenlands, the property can be found on the right hand side fronting North Greenlands and Milford Road.



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

Grounds & Gardens

Access to the front of the property is via a wooden gate with a small path leading to the front door. The front garden is laid to lawn with mature shrubs providing privacy from the Milford Road. There is a small patio area and good size lawned area with additional benefit of allocated parking space.

Situation

The property is located in the village of Pennington, there is a general store with Post Office, Tesco metro and a busy shopping parade. Nearby is a pub, an extensive leisure centre and schools for all age groups within walking distance. Around approximately 1 mile from the house is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



Additional Information

Tenure: Freehold

Council Tax: D

EPC: C Current: 79 Potential: 83

Property Construction: Brick elevations & tile roof

Managed Common Areas: Approximately £1,600 per annum for management of common areas including garden maintenance, window cleaning, house building insurance, car parking area, bin store and bicycle store, repairs to fencing and plant replacements as required.

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL copper-based phone landline. Ultrafast broadband with download speeds of up to 1000mbps available at this property (ofcom).

Mobile Signal: Please be aware that mobile network coverage/WiFi connection in this area may vary.

Restrictions/ Covenants: Common restrictions include:

Running a Business from the property

Renting the Property as a holiday home

Parking large vehicles or static homes/caravans on the Property

Bin and Cycle Store can only be used for that purpose

Cannot erect any sign or advertisement on the Property

Cannot keep any poultry, pigeons, rabbits or other animals or birds except domestic pets

Cannot hang any washing outside the dwelling other than in the private garden

Maintain your private property in good order

Not to erect any buildings on shared managed land

Parking: x1 allocated space

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.



LYMINGTON QUAY

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

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