



12 Lodge Road

Pennington, Lymington, SO41 8HJ



SPENCERS





An attractive modernised 3 bedroom detached bungalow with a detached single garage and parking for 4 cars. The property has been lovingly refurbished and benefits from open plan living and has been finished to a high standard with a lovely south facing garden and home office.

The Property

Entrance porch opens on to the main hallway which leads to the delightful sitting room with by-fold doors over looking the lawned garden and wood floors. The family kitchen/diner is a lovely room with a log burner, ample space for sofas or dining room table and stairs to the first floor. The kitchen area has a side door to the garden and a range of fitted work tops and cupboards units with an integrated fridge freezer, oak work tops, stone quarry floor, electric range master with induction hob, and space for a central island and plumbing for a washing machine.

£575,000

 3  2  2



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The property is located in the village of Pennington which offers a variety of local shopping including a general store with Post Office and Tesco Express together with a further selection of shops and pub.

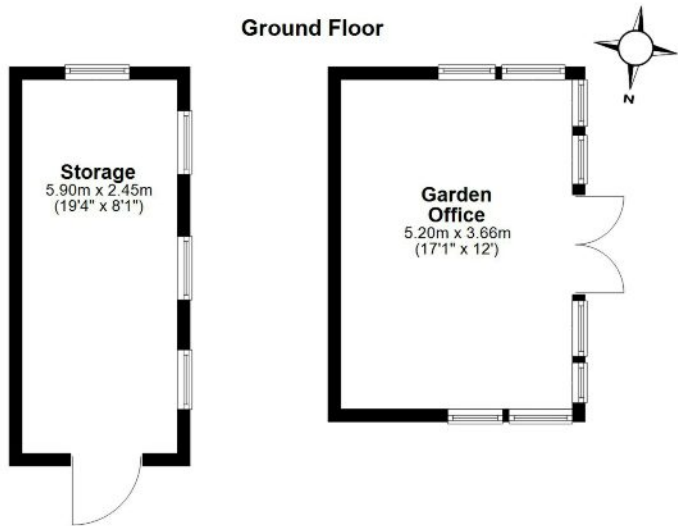
The Property continued . . .

The two primary front rooms are the second and third double bedrooms, with bed 2 currently used as a separate snug by the owners. The ground floor is complimented by the contemporary shower room. Rising the stairs from the dining area to the master suite with a Juliette balcony, velux window, ample storage, fitted wardrobes and far reaching south facing views. The bedroom has the benefit of an ensuite.

Directions

From our office on the High Street, proceed past the church and into the one way system and bear left towards Pennington. Take the second exit at the roundabout then turn right onto South Street and proceed to the centre of Pennington Village and onto Ramley Road. Continue for approximately a quarter of a mile and Lodge Road will be found on your right hand side opposite the common.

FLOOR PLAN



Approx Gross Internal Areas

House: 98.6 sqm / 1060.9 sqft
Storage: 14.5 sqm / 156.1 sqft
Garden Office: 19.0 sqm / 205.0 sqft

**Total Approx Gross Area:
132.1 sqm / 1422.0 sqft**

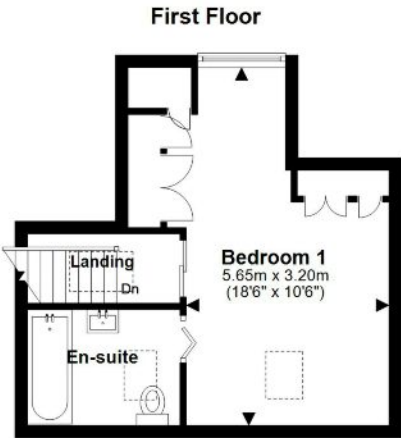
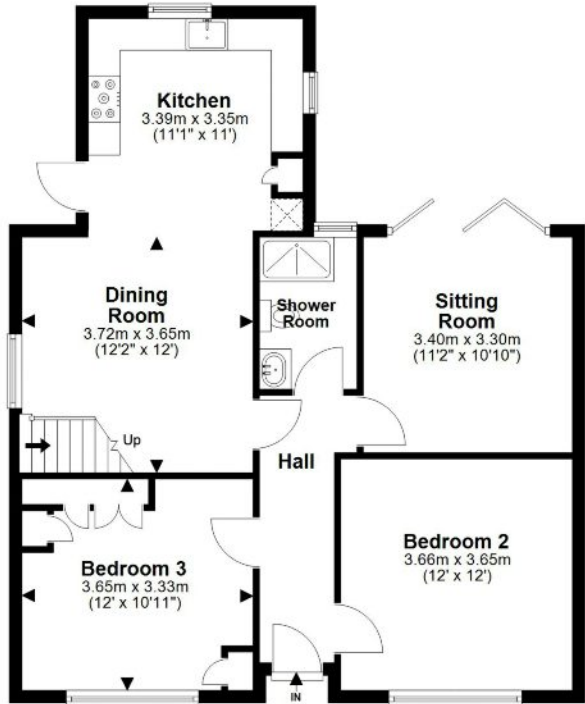


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



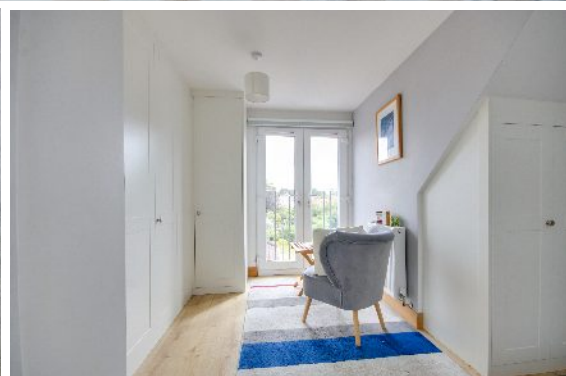
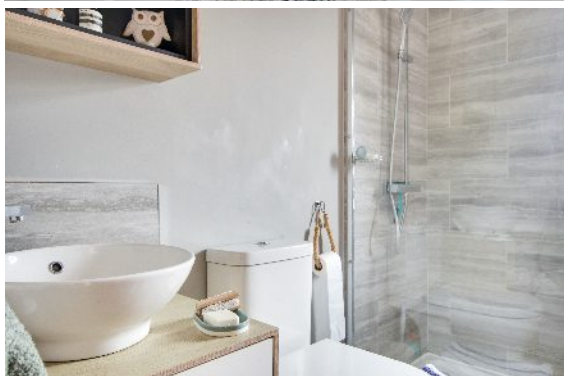
Grounds & Gardens

There is a driveway providing extensive off road parking for numerous cars; narrowing and leading to a detached garage which can be used for storage or as a workshop. Behind the garage is a spacious home office, fully insulated with both power and light. The south facing garden is a delight with raised decking from the sitting room, flower borders, various mature plantings, a log store, olive trees, various fruit trees, green house, fruit cage and a well maintained lawn.



Situation

The Leisure Centre is also within a short walk and offers excellent recreational facilities and nearby schools cater for infant primary and secondary education. Approximately 1½ miles west is the picturesque Georgian market town of Lymington which is renowned for its variety of High Street shopping, Town Quay, marinas and yacht clubs. The New Forest National Park surrounds the area providing easy access enjoy its natural beauty. There is a useful branch line with rail connection linking with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) which in turn has a mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



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

Additional Information

Tenure: Freehold

Council Tax Band: D

EPC: C Current: 69 Potential: 85

Property Construction: Standard construction

Utilities: Mains electric, gas, water and drainage. The property also benefits from Solar PV Panels and storage batteries.

Heating: Gas central heating

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

Parking: Private 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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