



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

40 Middle Road

Lymington • SO41 9HF



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Offered for sale with no forward chain, this well presented two bedroom semi detached property offers thoughtfully arranged accommodation across two floors, combining comfort and style, in a desirable location. This charming property has a large garden and is perfectly positioned within a short walk of Lymington High Street and close to local amenities.



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£460,000

Key Features

- Offered for sale chain free
- Well equipped kitchen
- Garden room, workshop and greenhouse
- First floor bathroom with bath and separate shower
- EPC Rating: D & Council Tax Band: D
- Dining room
- Two first floor double bedrooms
- Sitting room with log burner
- Within walking distance of Lymington High Street and local amenities
- Larger than average garden, having bought some land from the adjoining neighbour

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Description

This charming two bedroom semi detached house is ideally situated within walking distance of Lymington High Street and its range of shops and amenities. The property benefits from a large private garden, thoughtfully designed for outdoor living, featuring a garden room, greenhouse, and a versatile workshop, perfect for hobbies, gardening, or additional storage.

Covered entrance porch with front door leading into the welcoming hallway with stairs rising to the first floor. To the right, the sitting room features front aspect windows with wooden plantation shutters and a charming log burner and slate hearth, creating a cozy focal point. Further down the hallway is the dining room which has ample room for dining furniture, understairs storage cupboard and benefits from dual aspect windows to the side and rear aspect, flooding the space with natural light, and flows seamlessly into the kitchen. The kitchen itself offers a side aspect window and a door leading directly to the rear garden. It is fitted with a range of floor and wall mounted cupboard and drawer units with worktop over and part tiled walls, with one and a half bowl sink with mixer tap over, and provides space and plumbing for a washing machine, oven, and tall fridge freezer. Wall mounted gas fired central heating boiler.

First floor landing. Light and airy master bedroom with two built-in triple wardrobes and two windows to the front aspect with wooden plantation shutters. The second bedroom enjoys a rear aspect window overlooking the garden. The spacious family bathroom is fitted with a bath, separate shower cubicle, WC, wash hand wash basin, heated towel rail, has fully tiled walls and is complemented by a obscure side aspect window allowing natural light to fill the space.

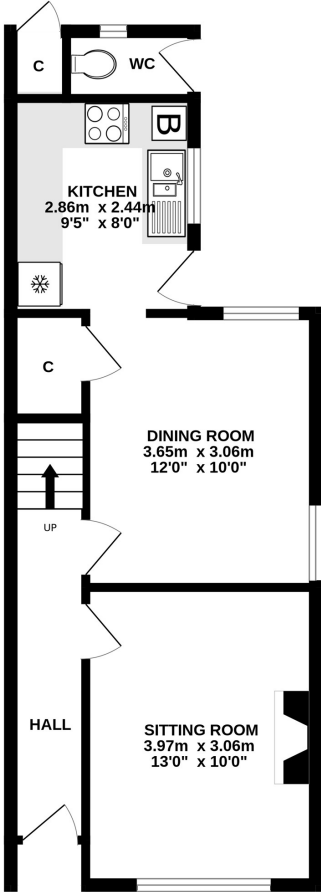
To the front of the property, there is a low wall with two pedestrian wrought iron gates, one leading up to the front and the other leading to the side of the house, where there is a wooden gate providing pedestrian access to through to the rear garden.

The rear garden is fenced to all sides and thoughtfully designed for easy maintenance, combining a paved seating area with a lawn, creating a versatile outdoor space. A charming garden room, complete with windows and double doors opening onto the garden, provides an ideal retreat. Please note: there is an additional sectioned off area at the bottom of the garden where the practical workshop with adjoining half height brick built and glazed greenhouse is located, offering excellent space for hobbies or storage. This section of land was recently bought from the adjoining property, and now makes this a larger than average garden for this road.

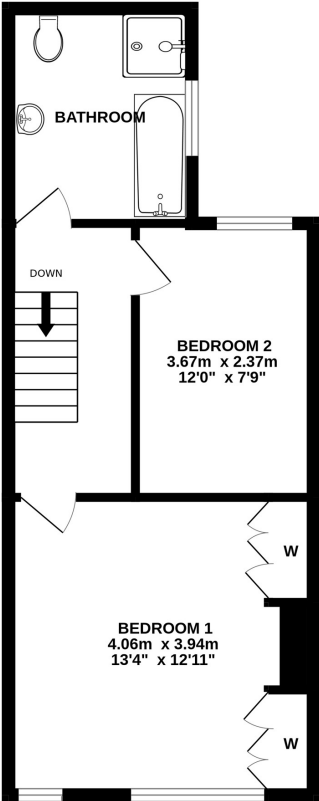
Middle Road is a sought-after road within a short level walk to Waitrose and the top of Lymington High Street. Lymington Georgian Market Town is famous for its bustling High Street with a wide array of boutique shops, cafes, eateries and a market every Saturday. Lymington has an active sailing community and is close to some beautiful local beaches and The New Forest National Park. There is a branch line rail connection to Brockenhurst mainline station (London Waterloo) and the ferry to the Isle of Wight.

Floor Plan

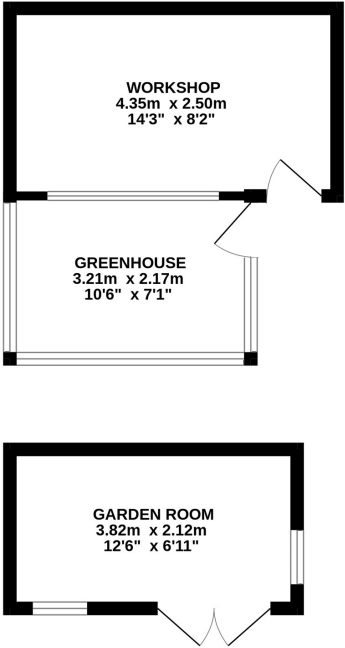
GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR
37.5 sq.m. (403 sq.ft.) approx.



2ND FLOOR
25.9 sq.m. (279 sq.ft.) approx.



40 MIDDLE ROAD
TOTAL FLOOR AREA : 102.8 sq.m. (1107 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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