



10 Vitre Gardens

Lymington, SO41 3NA

SPENCERS
COASTAL





A wonderful opportunity to acquire a three bedroom detached house with two bathrooms, garage, private parking and a beautiful landscaped sunny garden in a much sought after location in a small development south of the high street in Lymington.

The Property

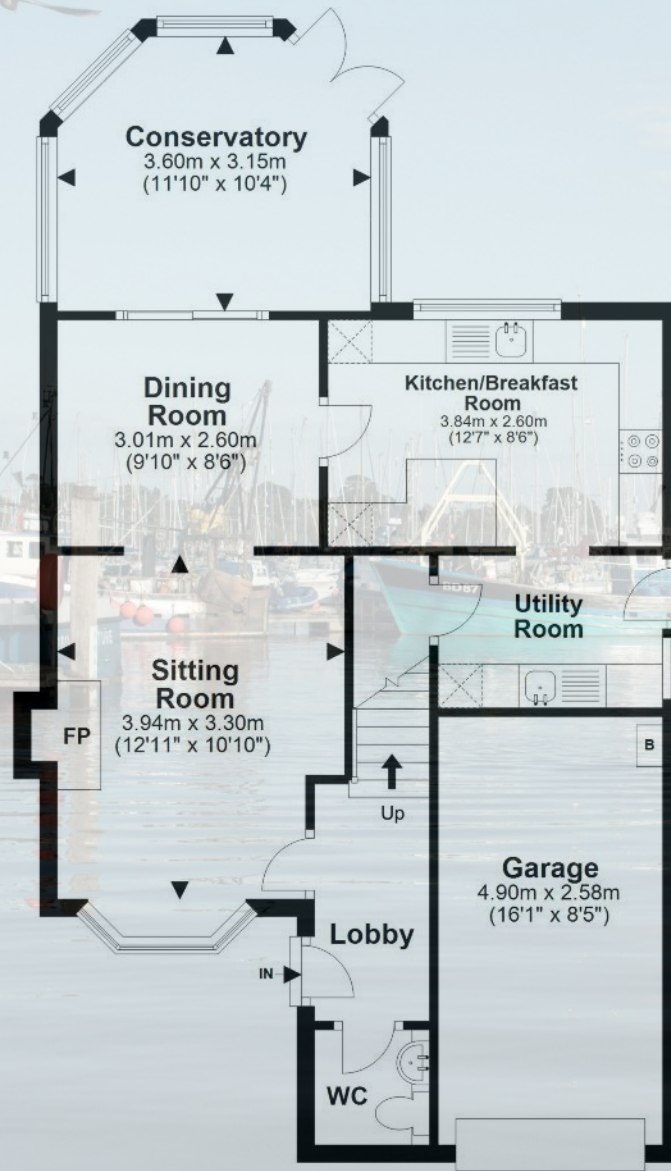
The front door opens in to the welcoming hallway with stairs to the first floor landing and a ground floor cloakroom. The lounge has a south facing bay window with a feature gas fire with an attractive ornate mantle over and marble hearth. The dining room flows through from here with double sliding doors to the conservatory over looking the garden. The kitchen leads off from the dining room and offers a range of modern fitted cupboards and work surfaces, fitted electric oven, induction hob, integrated dish washer and a breakfast bar. The adjacent utility room has side access to the garden and provides a spacious area with plumbing for a washer and dryer, space for a fridge freezer plus ample storage space and a large understair storage cupboard.

£625,000



FLOOR PLAN

Ground Floor



Approx Gross Internal Areas

House: 90.6 sqm / 974.7 sqft
Conservatory: 10.6 sqm / 114.4 sqft
Garage: 13.4 sqm / 144.3 sqft

Total Approx Gross Area: 114.6 sqm / 1233.4 sqft

First Floor

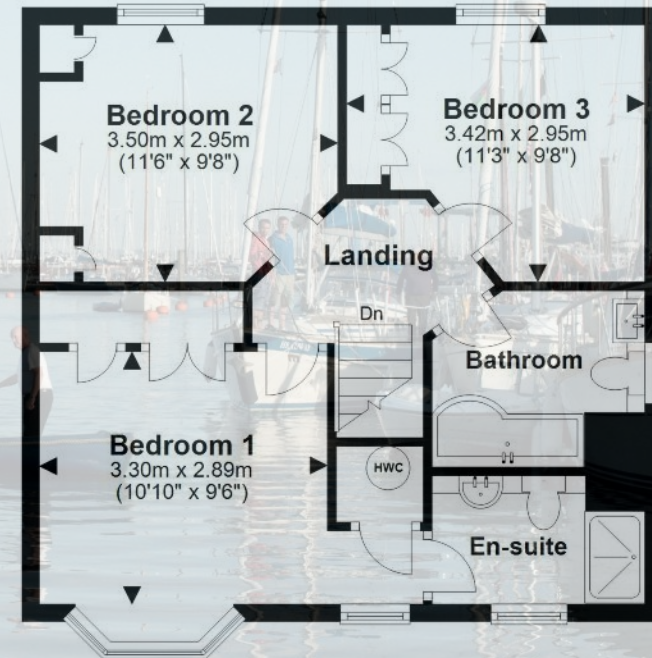


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



The property is located a short walk to the Fishermans Rest, Woodside Park, the twin Marinas and Lymington high street.

The Property continued . . .

From the landing there is easy access to excellent storage in the well lit, partly floored loft and an airing cupboard housing an immersion tank. The principal bedroom is a good size room with a southerly aspect, a range of fitted wardrobes and an ensuite shower room with underfloor heating. The second bedroom is also a double and benefits from views over the rear garden. Bedroom three is larger than most being a medium double room and would make a wonderful nursery or office. The fully tiled family bathroom is a modern white suite with a shower over the bath and underfloor heating and completes the family accommodation.



Directions

From our office continue up the High Street and just before entering the one way system turn left into Belmore Lane. On reaching the roundabout take the first exit into Vitre Gardens. After 100 yards turn left and the property can be found 100 yards on the left.



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Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park.

Grounds & Gardens

The house is located moments from Woodside Park with a manicured front lawn, driveway and garage. Side access leads to the landscaped rear garden which offers a private, tranquil space, mainly lawned with a lovely patio area, areas of planting and mature shrubs.

The Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world-renowned sailing resort, as well as an open-air seawater bath that was built in 1833. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



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

Services

Tenure: Freehold

Council Tax: E

Energy Performance Rating: D Current: 56 Potential: 77

Property Construction: Standard construction

Heating: Gas Central Heating

Utility Supplies: Mains gas, electricity, water & drainage

Broadband: Ultrafast broadband with speeds of up to 1000mbps is available at this property

Conservation Area: No

Parking: Private driveway and garage

Important Information

Spencers of Lymington Ltd 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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