



5 Grafton Gardens

Pennington, Lymington, SO41 8AS

SPENCERS
NEW FOREST



A superbly positioned and well-presented three bedroom end of terrace house set on a sought after development with a lovely south facing rear garden, garage and workshop.

The Property

On entering the property there is a welcoming hallway with a ground floor cloakroom. Doors open into the sitting room with a large bay window to the front aspect and a free standing electric fire. The south facing dining room has double doors to the garden. The fitted kitchen has a door to the back garden and a range of cupboards, work surfaces, fitted hob and oven, space for a fridge freezer and plumbing for washing machine and dish washer. From the hallway, stairs rise to the first floor landing with a large airing cupboard. The master bedroom is generously proportioned, overlooks the front garden and also has the benefit of built-in cupboards. Bedroom two is a bright, south facing room and of similar size to the master bedroom. The third bedroom is a single room with views over the rear garden. The family bathroom is a modern white suite and completes the upstairs accommodation.

The Situation

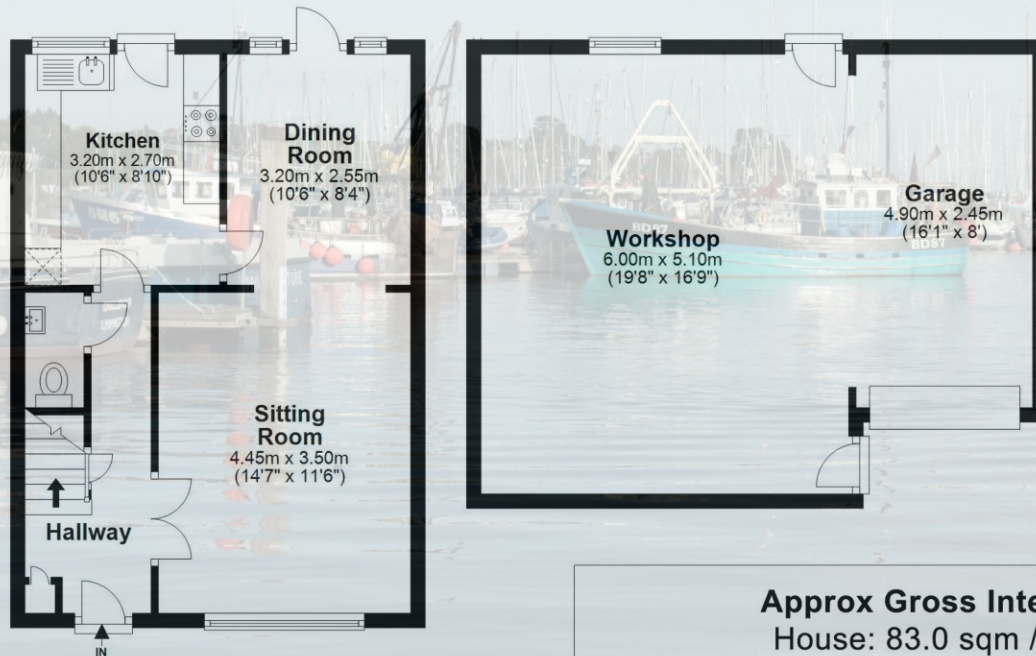
The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. as are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort. Lymington has a number of independent shops including some designer boutiques, a Saturday market and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the 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.

£445,000

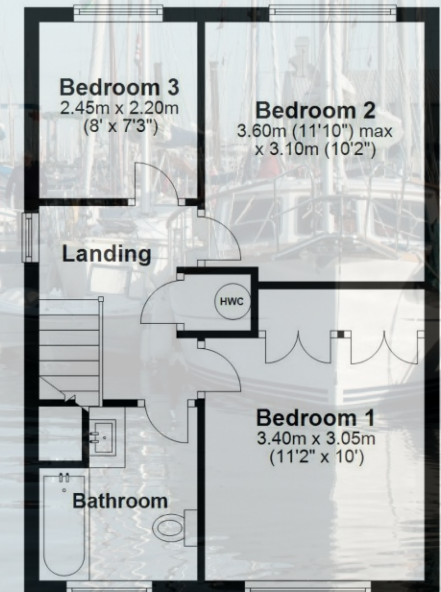


FLOORPLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 83.0 sqm / 893.5 sqft

Garage & Workshop (not necessarily in correct position/orientation): 42.6 sqm / 458.5 sqft

Total Approx Gross Area: 125.6 sqm / 1352.0 sqft



Grounds & Gardens

The property has a good size corner frontage laid to lawn with various shrubs and small trees. There is a rear gate which opens to a lovely south facing lawned garden rich in colour with various flowers, plantings, shrubs and bushes. A particular feature of the property is a superb 6m by 5m workshop that adjoins the single garage. The two spaces together create a superb space not normally accompanying a house of this type. The workshop has its own pedestrian door as well as being accessible from the garage which has a single up and over door.

Services

Energy Performance Rating: D Current 67 Potential 87

Council Tax Band: D

All mains services connected

Directions

From our office in Lymington, proceed up the High Street and on reaching the one way system, take the left hand lane onto Milford Road (A337). On reaching the roundabout, take the second exit onto Milford Road (A337). Take the second turning left into Elm Avenue and then take the first turning right into Grafton Gardens. After 100 yards the property can be found on the left hand side.

Important Information

Spencers of The New Forest 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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