



12 Belmore Road

Lymington, SO41 3NT



SPENCERS





One of the most conveniently positioned semi detached houses in Lymington on an attractive sought after road only 250 yards from the doors of Marks & Spencer. The house is set well back from the road with plenty of off street parking and a detached garage as well as a low maintenance lawned garden.

The Property

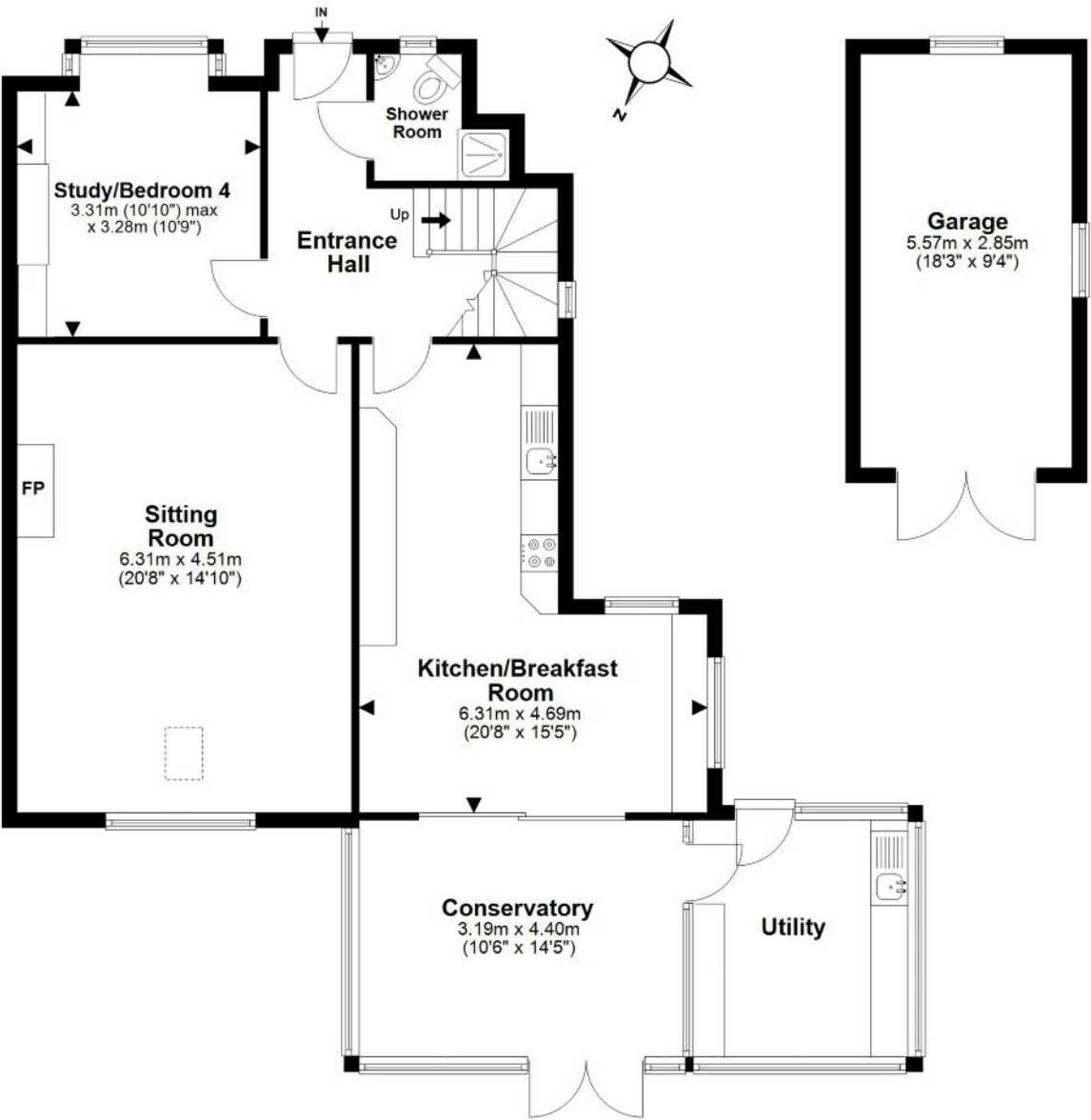
Front door opens into the welcoming hallway with a ground floor shower room, under stairs storage and a south facing study (or bed 4) with built in bookcases. The main sitting room is a delightful light and bright room with fireplace and garden views. The spacious kitchen/breakfast room has a range of fitted worktops and cabinets with ample space for a central island and dining room furniture. The room is filled with light with dual aspect windows, gas hob and a built-in double oven, space for fridge freezer and direct access through to the conservatory and utility with plumbing for washing machine and dryer.

£775,000

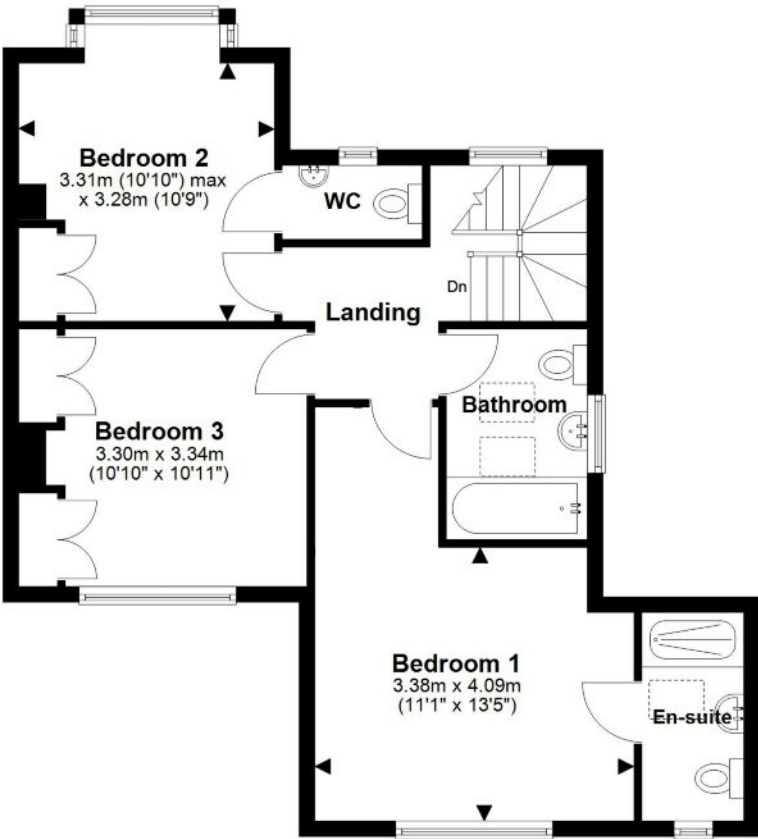
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FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 137.6 sqm / 1480.8 sqft
Conservatory & Utility: 24.1 sqm / 258.9 sqft
Garage: 15.9 sqm / 171.1 sqft

Total Approx Gross Area: 177.6 sqm / 1910.8 sqft



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The rooms are very well proportioned with a particularly lovely sitting room, a family kitchen/diner, study, conservatory, and downstairs shower room. Upstairs there are three bedrooms, an ensuite and a family bathroom.

The Property continued . . .

Rising the stairs there are three good sized bedrooms, the master bed having rear garden views and an ensuite shower room with velux window. Bedroom 2 and 3 are both doubles with fitted wardrobes, bedroom 2 having the benefit of an en suite cloakroom. The modern family bathroom suite completes the sizeable and well maintained accommodation. There is also a very good sized loft which is accessed via a slide-down ladder on the landing.

Situation

There are very few semi detached houses in Lymington that offer a more central and convenient location. The top of the high street is less than 250 yards away and Marks & Spencer is just around the corner. Despite being very close to the centre of town, the house is remarkably peaceful and is nicely set back from Belmore Road which is a quiet, attractive road composed of established family properties. Lymington offers a wide range of national and independent shops as well as a range of excellent pubs and restaurants. The town is renowned for its sailing clubs and deep water marinas which provide direct access to the Solent. Ferry services to the Isle of Wight leave regularly and there is a railway station providing services to London, via Brockenhurst in approximately 1 hour 50 minutes.



Grounds & Gardens

A spacious tarmac drive providing ample off road parking leads to a detached garage with additional covered storage behind. The garden, which is bordered by evergreen shrubs offers a peaceful ambiance with mature plantings and numerous flowers and plantings. Tucked away in a corner, you'll find a perfect area for alfresco dining or a perfect location for a sun downer with both privacy and shade.



Directions

From our office on Lymington High Street, head up the high street taking the last left before the one way system in to Belmore Lane. Turn first right into Belmore Road and the house can be found 150 yards on the right.



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

Services

Tenure: Freehold

Council Tax: E

EPC: D Current: 64 Potential: 73

Property Construction: Brick elevations and slate roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Parking: Private driveway

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:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk