



10 Knight Gardens *Lymington, SO41 9NZ*



SPENCERS





*VACANT POSSESSION. An attractive, modern, two-double-bedroom mid-terrace property, built approximately 6 years ago by the well-respected local developer Pennyfarthing Homes.*

### The Property

Upon entering through the front door, you're welcomed into a light and airy hallway with stylish laminate flooring throughout the ground floor. There is a convenient cloakroom to the left and a staircase leading to the first floor. At the rear of the house is the open-plan kitchen/dining and living room. The kitchen has a pleasant outlook to the front of the property and has ample worktops, sink and tiled walls. It comes well equipped with an electric oven, gas hob, and extractor hood with space and plumbing for a washing machine, dishwasher and a tall fridge/freezer. The living room has glazed patio doors leading to the sunny patio and lawn. You also benefit from a large under stairs cupboard offering ample storage space.

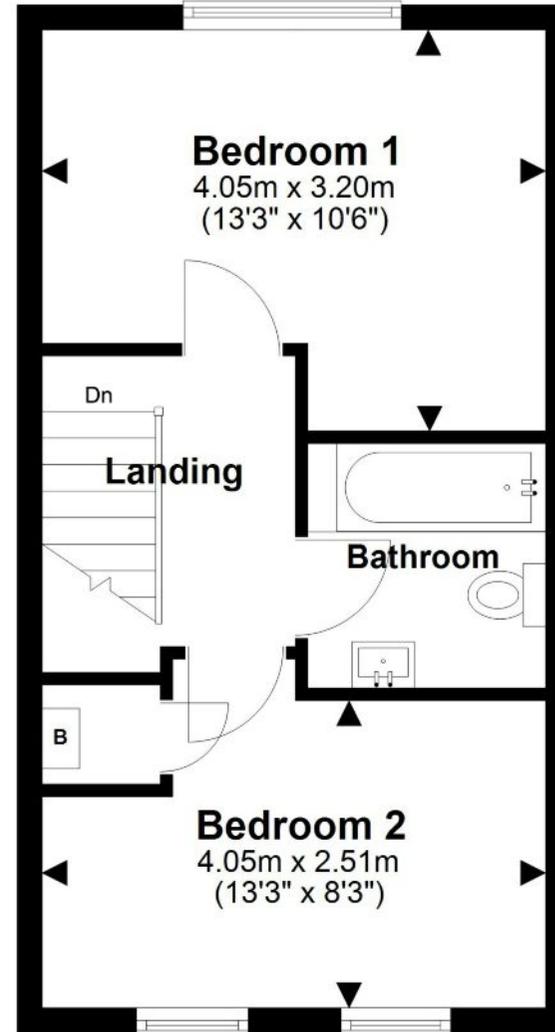
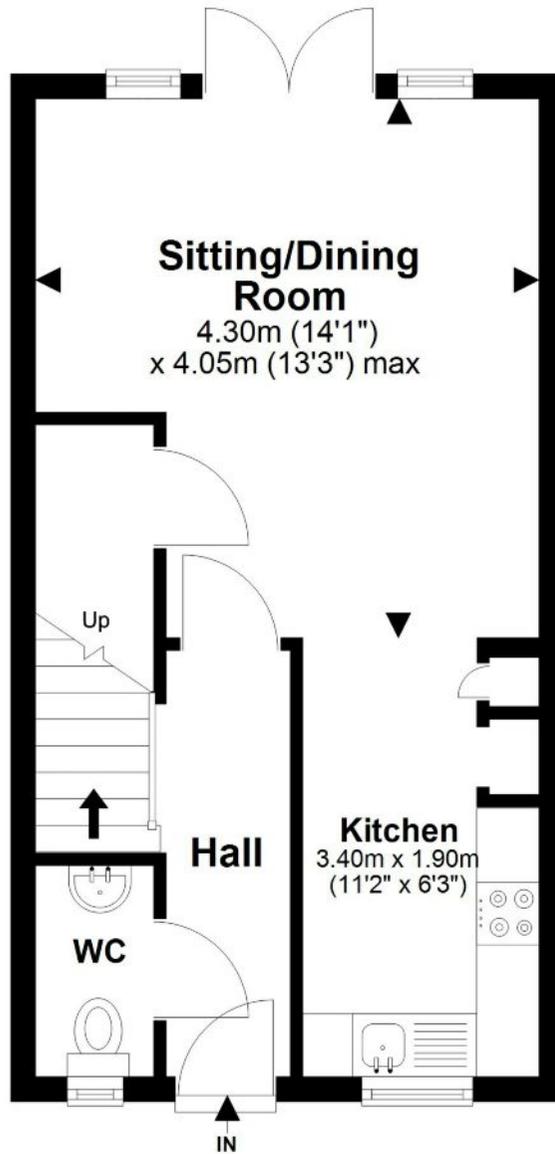
**£365,000**



Approx Gross Internal Area  
62.8 sqm / 676.5 sqft

### Ground Floor

### First Floor





*The property is in a favourable position on the development, having private parking for 2 cars opposite to the house, a sunny north-west facing landscaped garden with rear access and shed, and is within walking distance of Lymington High Street and local amenities.*

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### **The Property Continued...**

Ascending to the first floor, the spacious main bedroom overlooks the rear garden and has a large wardrobe with mirror door. The second double bedroom has a pleasant outlook of the well established trees to the front of the property, and has two front aspect windows. In bedroom two you will find a large airing cupboard housing the Worcester boiler. Completing the upper level is a modern family bathroom featuring elegant tiling, inclusive of a bath with shower over, WC, and a wash hand basin.

### **Directions**

From our office proceed up the High Street and on to the one-way system keeping in the right hand lane. Turn right keeping Waitrose on the left and continue on to the Southampton Road, stay on the road until you reach the mini roundabout. At the mini roundabout take the first left onto Alexander Road, then take the second turning right into Knight Gardens. Turn right and the property is in the first cul de sac on the right.



## 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. 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. 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.

## Grounds & Gardens

Outside, to the entrance of the property you are greeted with a landscaped frontage of flower beds & slate shingle. To the side, a private driveway, accommodating 2-3 cars. The rear garden, laid with natural turf is edged with attractive raised flower beds, housing well established plants. The garden also features a patio area and recently installed raised decking ideal for summer entertaining.



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### **Additional Information**

Tenure: Freehold

Council Tax - C

Energy Performance Rating: B    Current: 84    Potential: 98

Heating: Gas central heating

Utility Supplies: Mains electricity, gas, water and drainage

Broadband: FFTP - Fibre to the property directly. Ultrafast broadband with download speeds of up to 2000mbps is available at this property (ofcom)

Parking: Two allocated spaces

### **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:  
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