



10 Leigh Park *Lymington, SO41 9JZ*

SPENCERS
NEW FOREST





The Property

A welcoming and spacious entrance hall with solid wood flooring, coat hanging space and a door to the modern cloakroom with wash basin and wc. There is a light and spacious lounge with bay window to the sunny, front aspect, a contemporary log burner and Victorian style radiator. The kitchen has been modernised to a high standard and incorporates a wooden floor, range of fitted cupboards and work surfaces, breakfast bar, dining area, integrated dishwasher, washing machine and fridge freezer, fan assisted oven and gas hob. Double French doors lead to the beautiful south facing garden.

Stairs from the entrance hall lead to the first floor landing with an airing cupboard and loft access. The light and airy master bedroom over looks the front garden with fitted wardrobes. Bedroom two is also a double with more fitted wardrobes and there is a further single bedroom. The bedrooms to the front of the property have fitted wooden shutters. The stunning, very well finished family bathroom comprises bath with shower over, wash basin, wc and modern pastel coloured tiling.

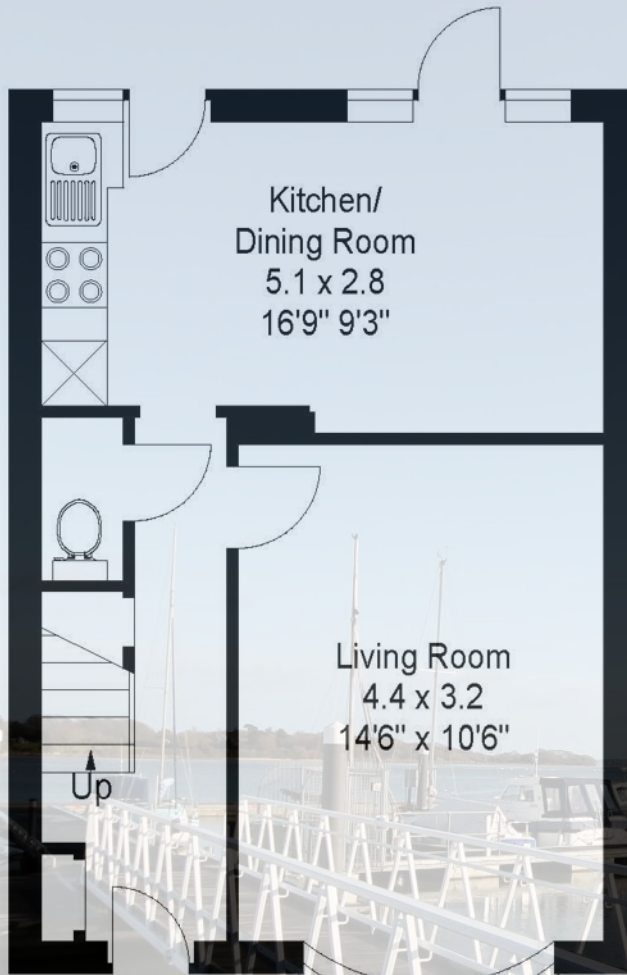
The Situation

Leigh Park, located just off Highfield Avenue, is a most sought after and quiet cul-de-sac providing easy access to the top of the bustling Lymington High Street and a Waitrose store only a few hundred metres from the property. The Georgian market town of Lymington offers cosmopolitan shopping, a picturesque harbour, deep water marinas, sailing clubs and is surrounded by the outstanding natural beauty of the New Forest National Park. 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. Lymington has a branch line train link to Brockenhurst Railway Station, which provides a regular service to London Waterloo with a journey time of approximately 90 minutes.

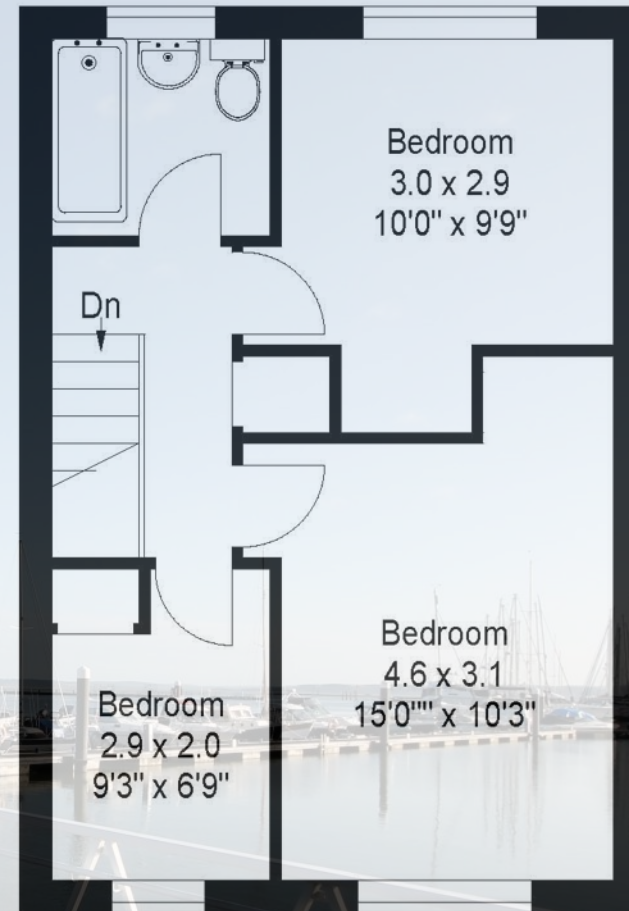
£425,000



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 79sq.m. or 850sq.ft.

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NOT TO SCALE



Grounds & Gardens

The rear garden has been designed to create a tranquil and peaceful private south facing outdoor space. There is a patio accessed from the dining room, painted panel fencing, slate chippings, colourful and mature plantings and a gate leading through to the single garage with additional parking for two cars.

Services

Energy Performance Rating: D Current: 68 Potential: 86

Council Tax Band: D

All mains services connected

Points Of Interest

Royal Lymington Yacht Club	1.7 miles
Lymington Quay	1.2 miles
Waitrose Lymington	0.4 miles
Walhampton (Private School)	2.4 miles
Priestlands Secondary School	1.0 miles
Lymington Recreation Centre	0.9 miles
Lymington Hospital	1.8 miles
Lymington Train Station	1.1 miles
Brockenhurst Train Station	4.9 miles
Brockenhurst Tertiary College	5.2 miles
The Pig	5.9 miles
Milford on Sea Beach	3.7 miles

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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