



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

48 Lentune Way

Lymington • SO41 3PF







# 48 Lentune Way

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Located in a popular road, south of Lymington High Street, this well presented four bedroom chalet style property offers spacious and versatile accommodation and benefits from two en-suite bedrooms, a tandem garage and driveway parking for multiple vehicles.



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£899,950

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## Key Features

- Well equipped kitchen
- Utility room and cloakroom
- Ground floor bedroom three with en-suite shower room
- First floor double bedroom two, bathroom and study
- South facing rear garden
- Conservatory and garden room
- Large through sitting/dining room
- Large first floor master bedroom with en-suite shower room and ample eaves storage
- Tandem garage with power and light and remote controlled electric door and driveway parking for multiple vehicles
- Vendor suited

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# Description

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This well presented four bedroom detached house is located within the popular Old Farm Walk development, located south of Lymington High Street and is within walking distance of local shops, amenities, Woodside Park and the sea wall. This lovely property offers spacious and flexible living accommodation and benefits from a tandem garage and driveway parking for multiple vehicles/caravan etc.

Front door leading into the entrance hall. Stairs rising to the first floor with understairs storage cupboard. Cloakroom with W.C., wash hand basin and window to the front aspect. Dual aspect sitting/dining room with large window to the front aspect and two windows to the side aspect. Feature fireplace with inset gas fire. Glazed door with side windows leading into the garden room which has doors opening out onto the patio area. The kitchen has a comprehensive range of floor and wall mounted cupboard and drawer units with worktop and inset single drainer sink unit with mixer tap over and tiled splashbacks. Space and plumbing for dishwasher. Built-in four ring gas hob with electric oven under and extractor hood above, built-in under counter fridge and freezer. Breakfast bar area, inset ceiling spotlights. Larder cupboard, window and glazed door leading out to the conservatory which has windows and a glazed door leading out to the rear garden. Utility room with range of floor and wall mounted cupboard and drawer units with inset single bowl and drainer sink unit with mixer tap over. Space and plumbing for washing machine. Hot water storage tank. Door from utility room leading into the integral garage which has power and light and a pedestrian door to the rear leading into the garden and an electric remote controlled roller shutter door to the front. Bedroom three with window to the rear aspect and en-suite shower room comprising a fully tiled shower cubicle with mixer shower and glass sliding doors, pedestal wash hand basin, low level W.C., obscure glazed window to the rear aspect, radiator, fully tiled walls. Bedroom four/play room with window to the front aspect.

First floor landing. Dual aspect master bedroom with built-in wardrobes with sliding doors, large eaves storage area and separate cupboard, two windows to the side aspect and window to the front aspect. En-suite shower room with fully tiled shower cubicle with mixer shower and glass sliding doors, low level W.C., inset wash hand basin with vanity storage cupboard under, radiator, obscure window to

the front aspect. Dual aspect bedroom two with built-in wardrobe, separate large storage cupboard, windows to the side and rear aspect. Dual aspect study with windows to the front and side aspect. Family bathroom with white suite comprising a panelled bath unit with mixer tap, mixer shower over and tiled surround, low level W.C., range of vanity storage cupboards with inset wash hand basin with mixer tap, radiator, window to the front aspect.

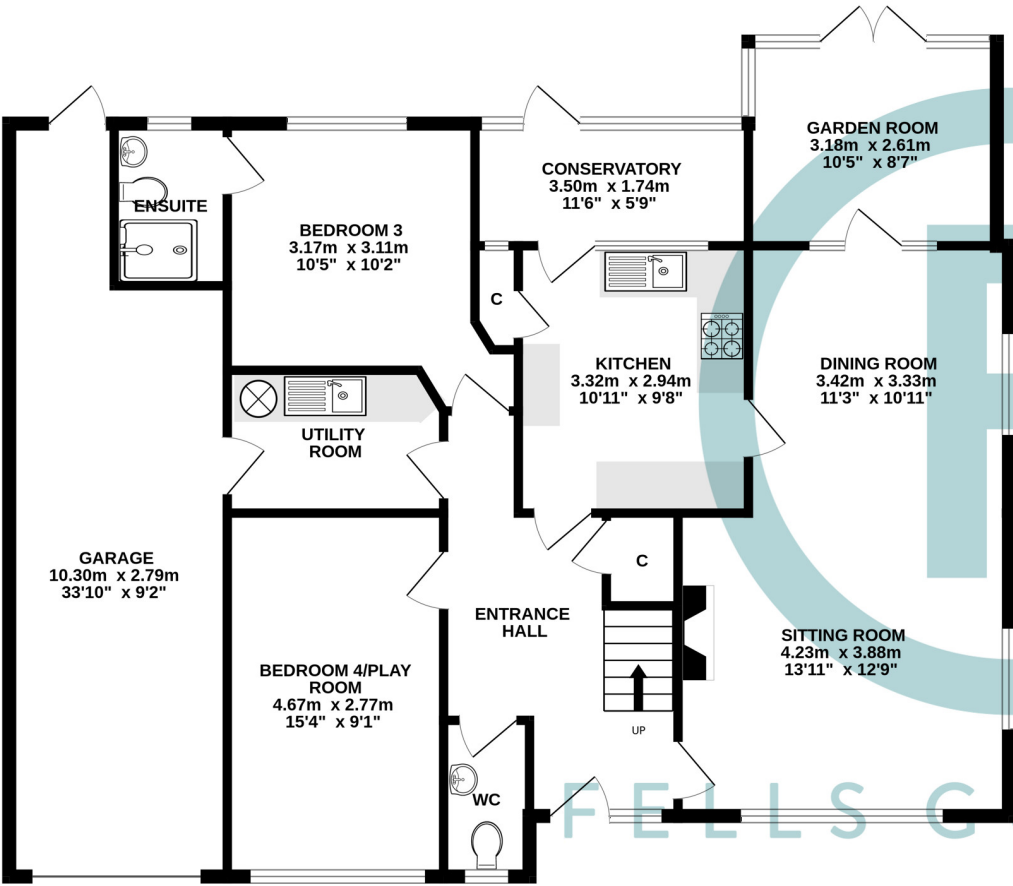
Outside to the front, there is a block paved driveway providing parking for multiple vehicles, leading up to the garage. There is an area of lawn with various well established shrubs, palms and plants, outside tap and outside light. Wooden pedestrian gate providing side access to the right hand side of the house, leading round to the rear garden, which enjoys a south-westerly aspect. There is a paved area adjacent to the rear of the property and the remainder of the garden is laid to lawn with various well established plants and trees and borders. There is a timber shed and the boundaries are fenced. There are also solar panels on the roof.

The property is within a short walk of Lymington High Street, the sailing clubs and the marinas. The beautiful Georgian market town of Lymington has many independent shops, a picturesque quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.

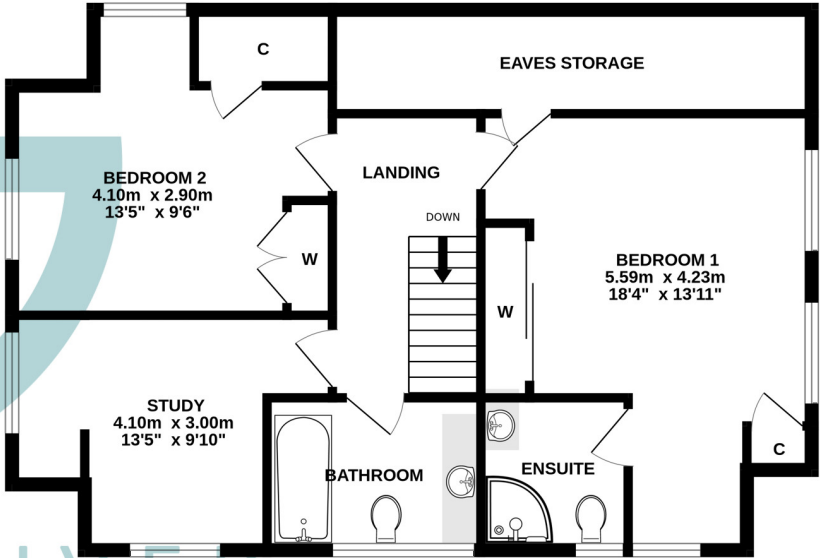


# Floor Plan

GROUND FLOOR  
121.1 sq.m. (1304 sq.ft.) approx.



1ST FLOOR  
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 189.3 sq.m. (2037 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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