



22 Frys Lane *Everton, Lymington, SO41 0JY*



SPENCERS





A two bedroom mid terraced character house with ample parking and a generous rear garden. The family house is set in a leafy lane close to the excellent village store and within easy reach of Milford on Sea as well as the town of Lymington.

The Property

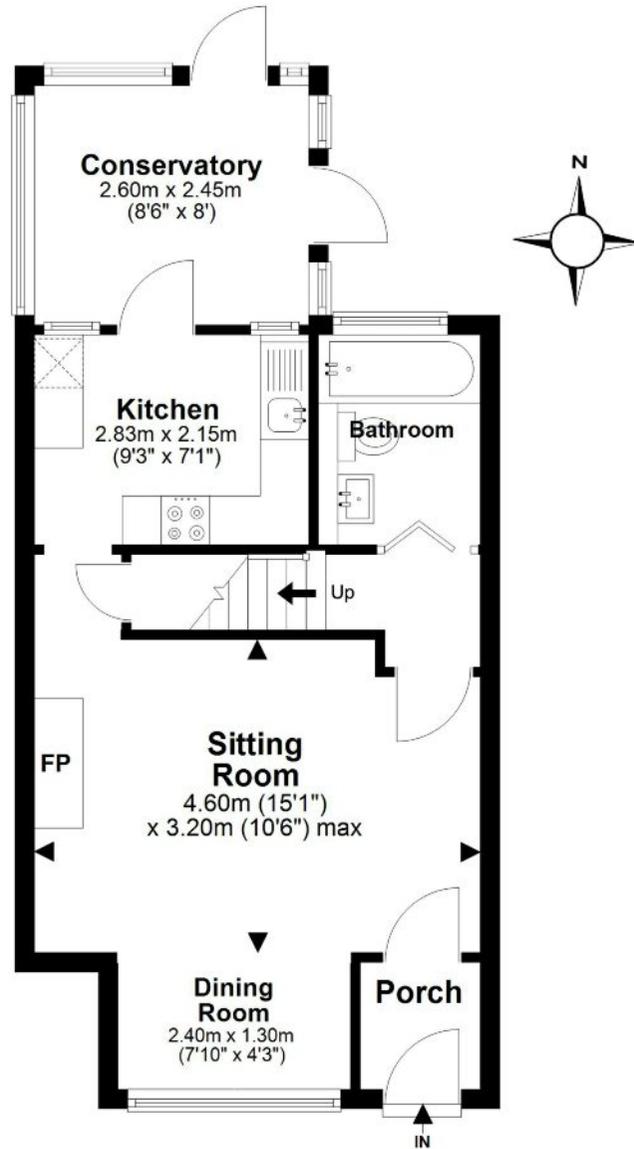
A covered porch opens to the enclosed hall which leads through to the spacious lounge. There is a picture window to the front Southerly aspect and an open fire. A door leads to the fitted kitchen room with a range of work tops, fitted shelving and storage units. The room has undergone a level of refurbishment and offers a well designed and thoughtful space with integrated cooker, hob, extractor, space for fridge freezer, integrated dish washer and washing machine. A stable door leads out to the conservatory with lovely garden views.

£415,000



FLOOR PLAN

Ground Floor

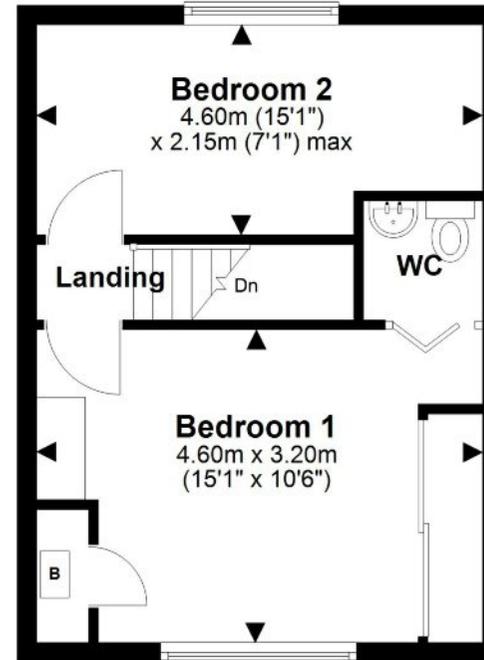


Approx Gross Internal Areas

House: 63.2 sqm / 680.6 sqft
Conservatory: 6.7 sqm / 72 sqft

**Total Approx Gross Area:
69.9 sqm / 752.6 sqft**

First Floor





The property offers a spacious lounge, fitted kitchen, conservatory, bathroom and separate ensuite.

The Property continued . . .

An inner hallway off the lounge leads to the contemporary bathroom suite with bath with shower over, wc and wash hand basin. An under stairs cupboard offers ample storage. Stairs rise to the first floor landing and the large master bed with south facing views, fitted wardrobes, storage cupboard and an ensuite with wc and basin only (no shower). The second bedroom is a double with views across the garden and beyond to the recreation ground behind.

Directions

From our office in Lymington, proceed up the High Street and on reaching the one way system take the left fork onto the A337 signposted Christchurch, carry on over the roundabout passing the Shell garage on the left and after approximately 3 miles on reaching the village of Everton turn right at the Hyundai garage. Take the second right turn after the Crown Inn pub into Wainsford Road. Take the first left into Frys Lane where the property can be found 100 yards up on the right hand side.



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

Grounds & Gardens

A generous driveway offers ample parking for several vehicles to the front of the house. The rear garden is a lovely sun trap with a patio area and a good sized lawned garden. with a garden shed, paneled fence borders and a high degree of seclusion. There are pleasant views to the rear across the recreation grounds of Everton from the first floor.

Situation

Everton is a vibrant village with an excellent shop and a highly regarded public house. The Milford on Sea Primary School is within walking distance and the property is a short drive and the village centre of Milford is approximately 2 miles away with an attractive village green surrounded by a good range of shops and restaurants. The Georgian market town of Lymington is approximately 3 miles to the east, with its river, marinas and yacht clubs. The New Forest National Park is a few miles to the north offering extensive walking, riding and picturesque scenery.



Additional Information

Tenure: Freehold

Council Tax: C

EPC: C Current: 71 Potential: 77

Property Construction: Standard construction

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Cable broadband. Ultrafast broadband with download speeds of up to 1000mbps 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