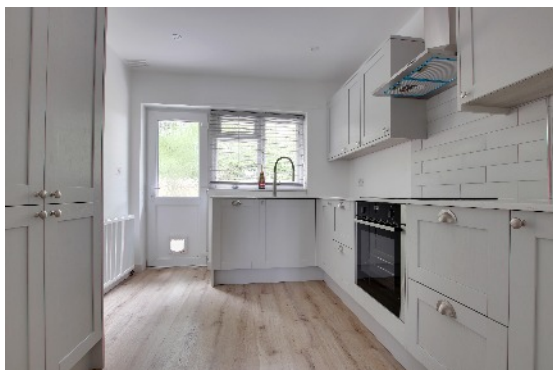




39 Little Dene Copse

*Pennington, Lymington, SO41 8EW*

SPENCERS  
NEW FOREST



*A newly refurbished, two bedroom end of terrace bungalow situated in a quiet and sought after cul de sac with a garage, parking and west facing garden. Within walking distance of the local shops in Pennington and the High Street of Lymington.*

## The Property

The front door opens to a useful porch area which leads into the spacious living room with attractive wood effect flooring and a lovely bay window to the front aspect. The kitchen has been refitted to a high standard with shaker style high and low level units and a white granite worktop. It offers a new integrated fridge/freezer and Neff oven with induction hob and extractor hood. The kitchen opens to the rear garden with 'leafy' boundary. A door from the living room to a central hallway provides access through to the main double bedroom to the rear of the property and a further single bedroom. Both rooms are serviced by a modern family shower room with a newly fitted vanity unit, shower cubicle and WC.

## The Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco's Express, as well as an excellent leisure centre with swimming pool and gym. Schools for all age groups are also within walking distance from the property. Approximately 1 mile west is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a bus service and useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes).

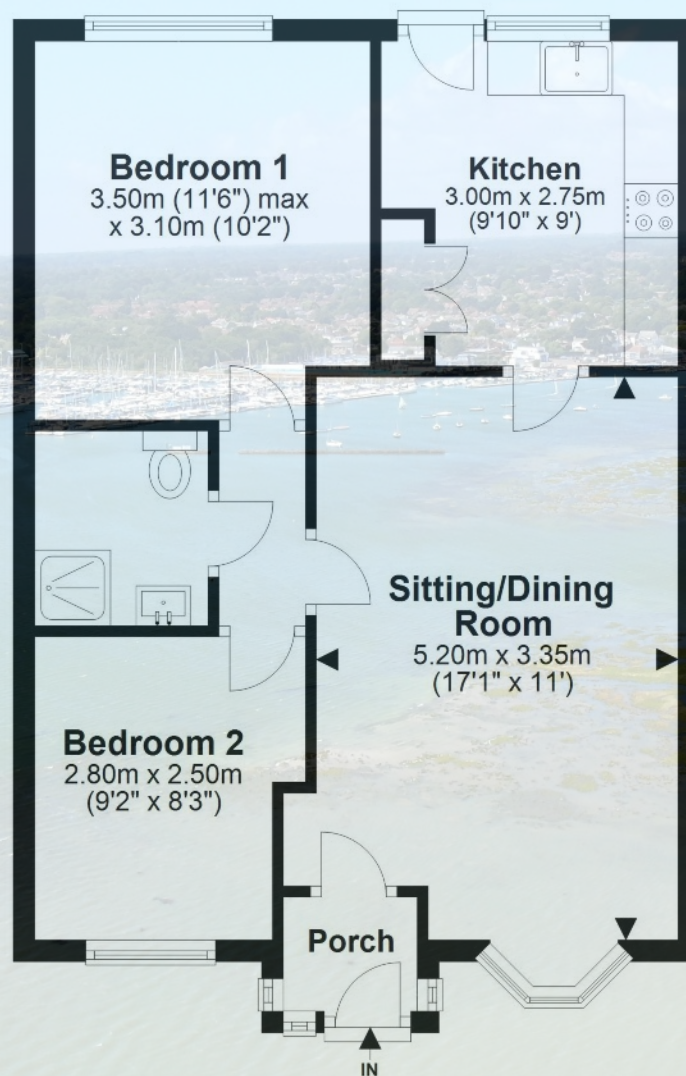
**£350,000**



## FLOORPLA

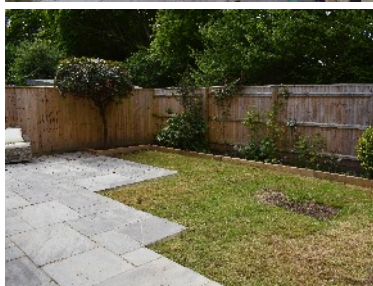
### Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



Total area: approx. 50.2 sq. metres (540.8 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest  
Plan produced using PlanUp.



## Services

Energy Performance Rating: C    Current 71    Potential 89

Council Tax Band: C

All mains services connected

## Outside

The property benefits from a private west facing rear garden with leafy views, a new patio, garden shed with space and plumbing for a washing machine and tumble dryer and a lawned area. There is a separate single garage in a block.

## Directions

From our office in Lymington proceed up the High Street to the one way system. Upon entering the one way system keep left and proceed to the roundabout. Go straight at the roundabout taking the third road on your right into Haglane Copse. Take the third road on the left signposted Little Dene Copse and the property can be found towards the end of the close bearing left.

## 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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