



69 Queen Katherine Road

Lymington, SO41 3RZ

SPENCERS
COASTAL





69 QUEEN KATHERINE ROAD

LYMINGTON • HAMPSHIRE

A deeply impressive newly built house with a Buildzone insurance backed 10 year guarantee (7 years remaining). The property is beautifully finished to provide flexible accommodation in this highly sought after location close to the High Street and sailing clubs.

Ground Floor

Sitting Room/Dining Room • Kitchen • Cloakroom

First Floor

Principal Bedroom with En Suite • Two Further Bedrooms • Bathroom • Utility

£875,000





The Property

Built 3 years ago the house has been carefully looked after and improved by the current owners and now offers exceptionally comfortable accommodation over two floors. The ground floor offers extensive open plan living with a superb living / dining room featuring a woodburning stove and bi-fold doors overlooking the terrace and garden. The kitchen features integrated Neff appliances and has been cleverly arranged so that it does not feel removed from living space while also providing a degree of separation if required. Also on the ground floor is a cloakroom with wc. An oak staircase rises to the first floor where there are three bedrooms on the first floor with the master bedroom overlooking the garden and features built in wardrobes and an en suite shower room.

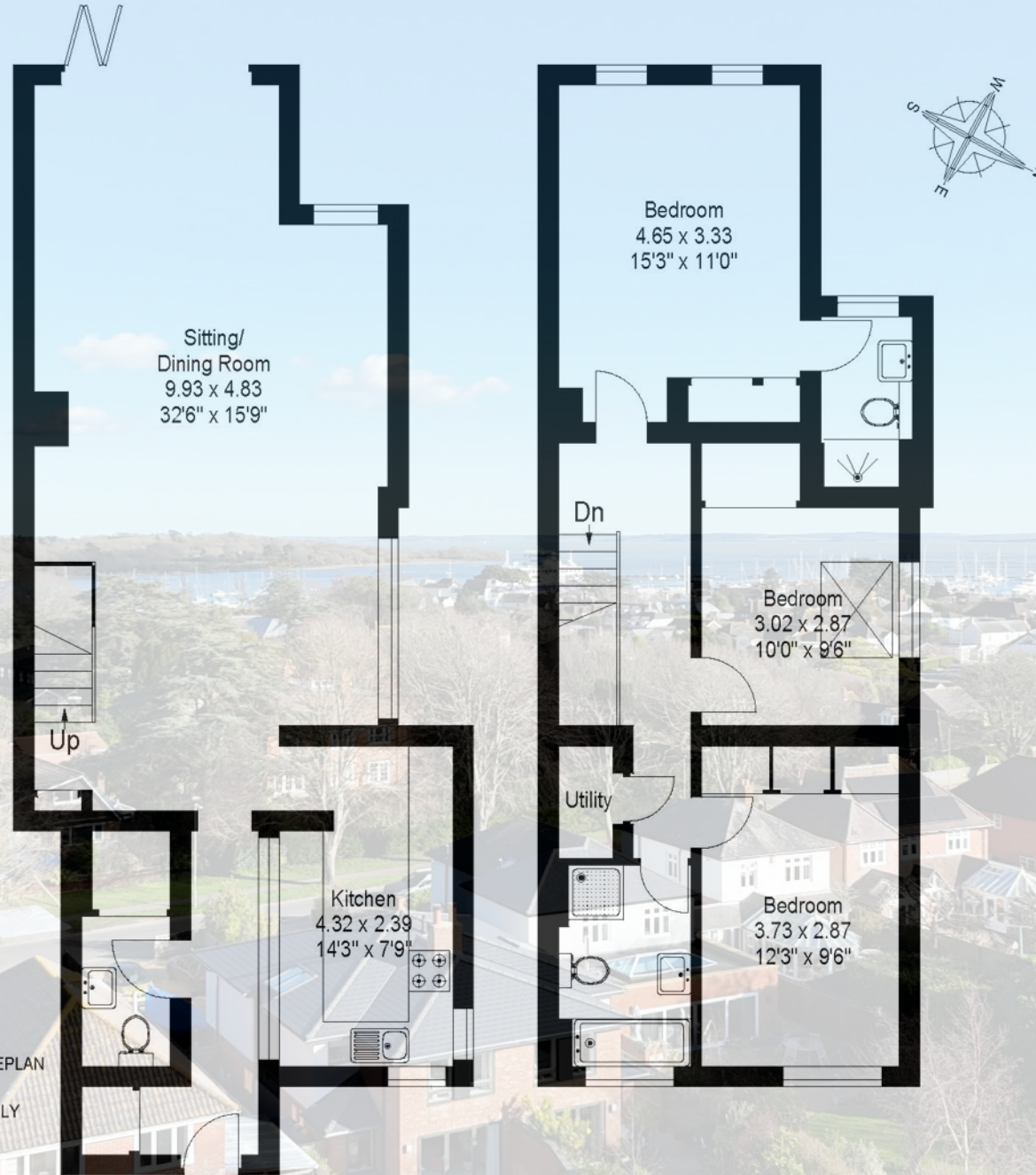
The guest bedroom is also well proportioned with built in wardrobes and is adjacent to the family bathroom which provides both a bath as well as a separate shower along with a basin and wc. There is also a third bedroom, again with a built in wardrobe, accessed directly from the landing.

The house has an impressive 'B' energy efficiency rating and features underfloor heating throughout the ground floor. There is also a Cat5 wiring system throughout the house to provide wired computer networking as well as via wifi. The hot water and central heating are fed by a pressurised system rather than a combi boiler.





FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 144sq.m. or 1550sq.ft.

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NOT TO SCALE







There is a charming landscaped rear garden and ample off street parking.

Grounds & Gardens

The house is well set back from the road and there is ample off road parking for at least two cars beyond which is an area of lawn with a central path leading to the front door.

There is side access to the rear garden which has been beautifully landscaped and is particularly private. There is a large paved terrace immediately to the rear of the house which can be accessed via the bi-fold doors in the living room. Beyond the terrace is a lawn garden with well planted and carefully arranged flower beds, close board fences at the boundary and two garden sheds.



The Situation

Occupying a highly sought after address south of Lymington's thriving High Street, the house is ideally positioned for all the town has to offer. The marina at the Quay is just over 350 yards away with both the Town and Lymington sailing clubs nearby. The high street has a wide variety of shops, restaurants and bars catering for the vast majority of daily needs while Lymington station provides services to Winchester, Southampton and London via Brockenhurst.



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

Services

All mains services are connected

Council Tax: Band E

Superfast Broadband providing download speeds of up to 80 Mbps is available at the property

Buildzone insurance backed 10 year guarantee (7 years remaining)

Energy Performance Rating: B. Current 84, Potential 93



Directions

From our office on the High Street, head down the hill towards the Quay and before crossing onto the cobbles, turn right before the Kings Head pub into Captains Row. Continue along the road and as it takes a sharp turn to the left, take the second turning on the right into Queen Katherine Road. The house will be found on the right hand side after about 350 yards.

Important Notice

Spencers of Lymington 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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