



FELLS GULLIVER

PROPERTY EXPERTS

*Est. 1988*

# 17 Whitaker Crescent

Pennington • Lymington • SO41 8HS



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Located in a quiet road within easy reach of the village centre, this well presented bungalow benefits from a good size westerly facing rear garden with various outbuildings and driveway parking. It also offers potential to extend (subject to planning permission).



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£315,000

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## Key Features

- Modern kitchen
- Large double bedroom
- Driveway parking
- Westerly facing good size rear garden
- Located in a quiet road within a few minutes walk of the village centre, shops and amenities
- Sitting/dining room
- Family bathroom
- EPC Rating: D
- Various outbuildings including sheds, a summerhouse, garden store and snug
- Potential to extend (STPP)



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# Description

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Front door to the side of the bungalow leading into the porch, which has a window to the front and useful storage cupboard. Door leading into the hallway, which has a cloaks cupboard and doors to all rooms.

Kitchen with range of built-in cupboard and drawer units with worktop and inset single bowl and drainer sink unit. Electric oven with four ring gas hob over and extractor hood. Space for tall fridge freezer. Space and plumbing for washing machine. Cupboard housing the gas central heating boiler. Window to the front aspect. Opening through to the sitting/dining room which has a feature corner fireplace and patio doors opening out to the rear garden. the large master bedroom is a generous size with a built-in cupboard and box bay window to the front aspect. The family bathroom comprises of a panelled bath unit with mixer shower over, WC, wash hand basin, heated towel rail, part tiled/fully tiled walls and window to the side aspect.

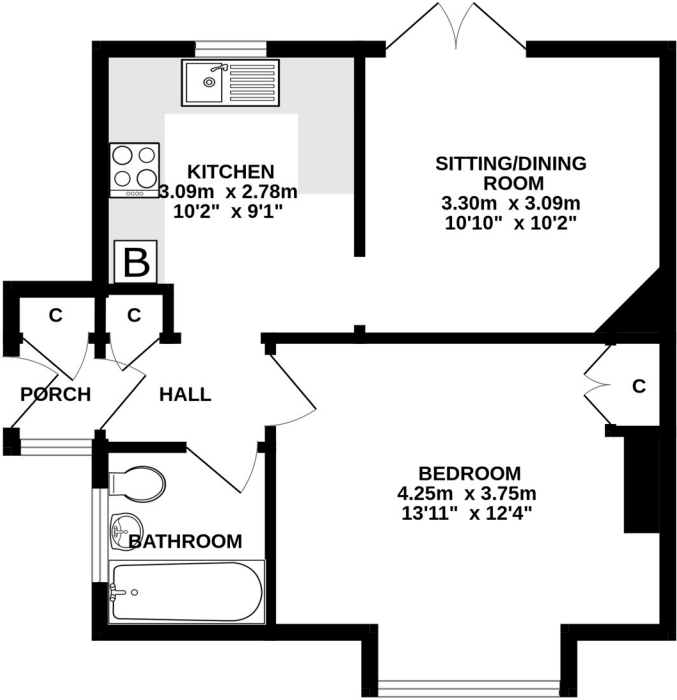
To the front of the property the front garden is mainly laid to lawn with various mature shrubs, plants and trees. There is off road parking for one vehicle. there is a side pedestrian gate leading through to the rear garden.

The rear garden is a good size and enjoys a sunny westerly aspect. There are various outbuildings including a summerhouse, garden store, sheds, snug and bar. The garden is mainly laid to lawn with a paved terrace area adjacent to the rear of the property.

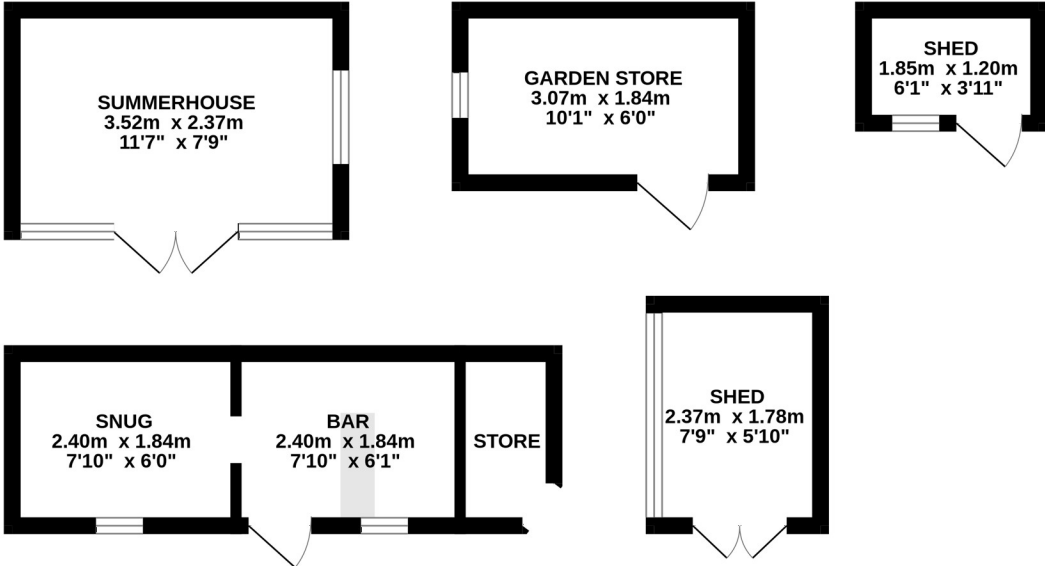
This well presented property is located in the centre of Pennington Village close to the shops and local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

# Floor Plan

GROUND FLOOR  
40.2 sq.m. (432 sq.ft.) approx.



OUTBUILDINGS  
31.1 sq.m. (335 sq.ft.) approx.



17 WHITAKER CRESCENT

TOTAL FLOOR AREA : 71.3 sq.m. (767 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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