



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

# 11 Haglane Copse

Pennington • Lymington • SO41 8DT







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Set on a corner plot, this three bedroom detached house is offered for sale with no forward chain. This spacious property offers versatile accommodation and benefits from an integral garage, conservatory and is within easy level walking distance of the local village shops.



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£565,000

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## Key Features

- Well equipped modern kitchen
- Conservatory with views over the garden
- Two first floor dual aspect double bedrooms and first floor family bathroom
- Potential to modernise and offered for sale with no forward chain
- Within easy level walking distance of local village shops and within easy reach of Lymington High Street
- Triple aspect sitting/dining room
- Ground floor bedroom three/study and ground floor shower room
- Integral garage and driveway parking for several vehicles
- Well established wrap around garden
- EPC Rating: D





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# Description

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Located in a popular area close to the village shops and within easy reach of Lymington High Street, this three bedroom detached chalet style is sat on a corner plot and offers spacious and versatile accommodation with a mature wrap-around landscaped garden. The property has the benefit of being offered for sale with no forward chain and offers scope to modernise.

Glazed porch with front door leading into the light and spacious entrance hall with staircase leading to the first floor with spindle balustrade. Pedestrian door leading into the integral garage which has power and light, wall mounted gas central heating boiler and provides ample space for storage or parking.

Door from entrance hall to the right, leading into the light and airy triple aspect sitting/dining room with windows to the front, rear and sliding patio doors to the side, leading into the large conservatory with vaulted ceiling, single door to the rear aspect and double doors opening to the front and into the garden. Door from the dining area into the kitchen with modern range of floor and wall mounted cupboard and drawer units with inset one and a half bowl single drainer sink unit with mixer tap. Integral appliances include an eye level electric oven, four ring electric hob with extractor hood above and fridge/freezer. Tiled splashbacks, window to the rear aspect and pedestrian door leading out to the rear garden. Ground floor bedroom three/study with window to the rear aspect. Ground floor shower room comprising of a large fully tiled shower cubicle with electric shower and sliding glass door. Low level W.C., pedestal wash hand basin with mixer tap, wash hand basin with mixer tap, radiator, obscure window to the side aspect.

First floor landing with doors to the two double bedrooms and family bathroom. Large master bedroom with wardrobe, windows to the front and side aspect and access to two areas of large eaves storage. Large double bedroom two with ample eaves storage and windows to the front and side aspect. Generous size modern family bathroom comprising of a panelled bath unit with mixer tap, inset wash hand basin with mixer tap and vanity storage under, low level W.C., fully tiled shower cubicle with mixer shower, storage cupboard, part tiled walls, radiator, obscure window to the rear aspect.

Outside, the property is set on a corner plot, with a well established, mature landscaped garden with various borders, plants and shrubs. There is driveway providing off road parking for a number of vehicles, which leads up to the garage with electric remote controlled up and over door.

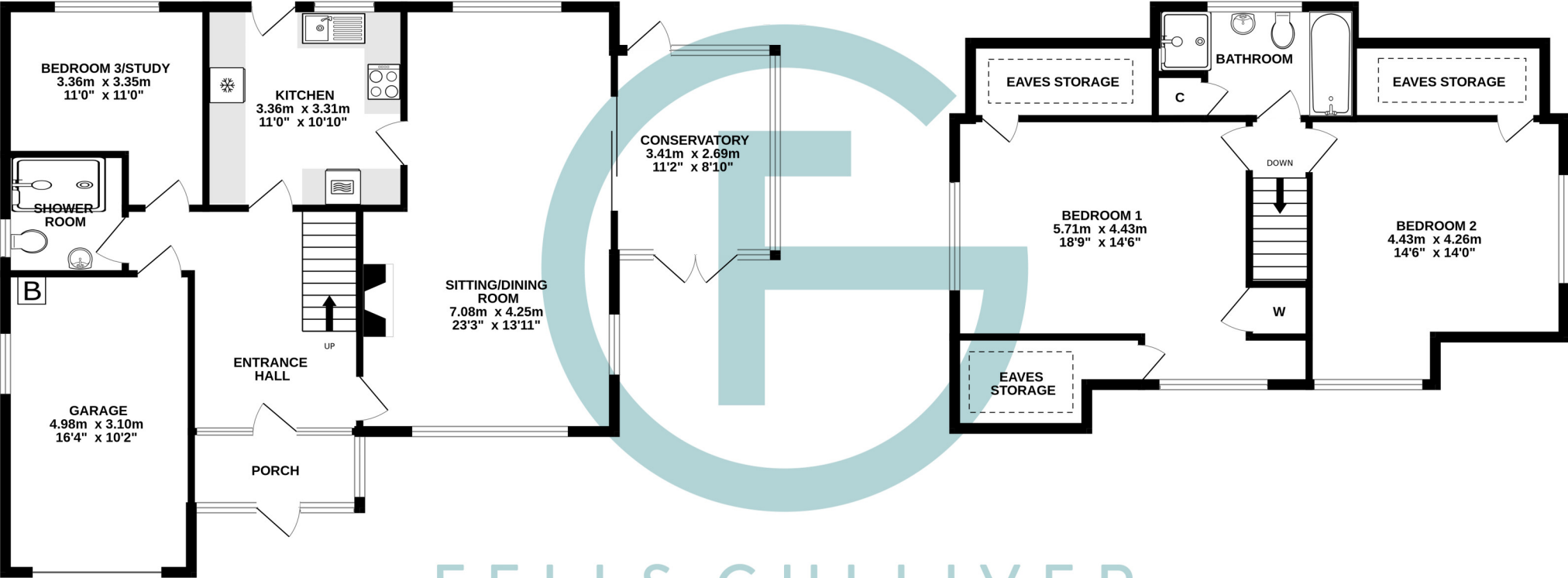
The property is located within a level walk of the local village shops and is also within easy reach of local primary and secondary Schools as well as the popular Leisure Centre. The beautiful Georgian market town of Lymington is close by with its many independent shops, a picturesque quay, deep water 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  
89.7 sq.m. (966 sq.ft.) approx.

1ST FLOOR  
56.7 sq.m. (610 sq.ft.) approx.



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TOTAL FLOOR AREA : 146.4 sq.m. (1576 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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