Sbenceb2

18 Everlea Close















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 or efficient working order or fit for their 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 fitments, 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 for you.

Everton, Lymington, SO41 0LT

A two double bedroom detached bungalow within a level walk of the local shop/post office with a spacious lounge, fitted kitchen, driveway, garage and gardens, situated in a quiet cul de sac within the ever popular village of Everton and well placed for access to both Lymington, Milford on Sea and New Milton. EPC: D

Situation

Everton is a vibrant village with an excellent traditional village store and a highly regarded public house and recreation ground. The Milford on Sea Primary School is within walking distance and the property is a short drive from the village centre of Milford, approximately 2 miles away having an attractive 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 extensive sailing facilities, beautiful river, marinas and yacht clubs. The New Forest National Park is a few miles to the north offering extensive walking, riding and picturesque scenery.

The Property

Entrance porch with double glazed front door opens in to the wide hallway with storage cupboard and loft access and a door leading through to the spacious lounge overlooking the front garden. There is wood block flooring and a marble effect fireplace with an inset electric fire which adds considerable charm to this room with a separate dining area which flows through to the fitted kitchen. This well decorated room has a range of wall and floor mounted units with lighting underneath and work surfaces. Induction hob with fitted electric oven. Built-in microwave, integral fridge, built-in dishwasher and space for a washing machine. Double glazed door gives access to side passage which leads to the rear garden. From the hallway there are two double bedrooms, the master bed having a very pleasant view of the rear garden with a range of fitted wardrobes with discreet lighting. The second bedroom also has fitted cupboards with a door leading directly to the garden. The contemporary family bathroom suite has an illuminated mirror with shaver point, extractor fan, tiled walls and floor and underfloor heating. The central heating boiler is 5 years old and there is a pressurised hot water system.





















Outside

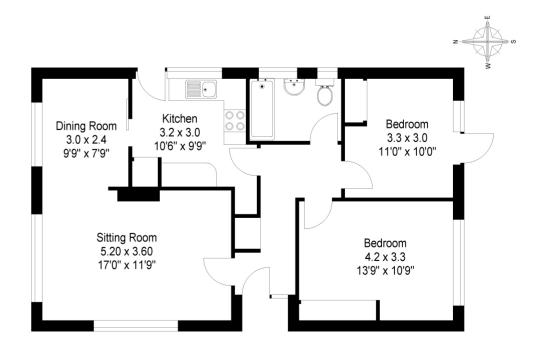
To the rear of the property is an attractive lawned garden with well stocked beds featuring an array of shrubs and flowers and a greenhouse, bordered by timber paneled fencing. There is access to the rear of the garage, that has light and power, for storage and side access via gate. To the front of the property is an area of lawn with driveway to one side leading to the garage providing parking for several vehicles.

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 and the first right in to Everlea Road where the bungalow can be found 100 yards on the right.

Services

Energy Efficiency Rating: D Current 58 Potential 82 Council Tax Band: D
All mains services are connected.



Approximate Gross Internal Floor Area Total: 73sq.m. or 786sq.ft.

Plans produced and Copyright HOMEPLAN www.homeplanuk.co.uk
FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE